



19, Hoddinott Road, Eastleigh, SO50 5SN

Offers In Excess Of £150,000

A one bedroom ground floor maisonette set amongst similar style homes. This ideal starter home conveniently located in the Town Centre comprises a welcoming lounge, well fitted kitchen with borrowed light from the lounge, cloakroom, double room with an ensuite bathroom.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29



These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firm's employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.

Accessed via a composite door with glazed panel and chrome door furniture opening to

Lounge 13'1" x 13'7" (4.0 x 4.15)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, panel heater, provision of power points and telephone point. The room centres on an electric coal effect fire with 'Adam' style mantle over. A useful cupboard opens providing power. High level mounted electric consumer unit.

A four panel door opens to an Inner lobby.

Inner Lobby

A four panel door opens to an airing cupboard housing a pressurised hot water cylinder.

From here a large opening leads through to the kitchen.

Kitchen 8'3" x 5'11" (2.52 x 1.82)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap over. Four burner electric hob with an electric fan assisted oven below and extractor hood over. Space and plumbing for an automatic washing machine and space for a tall fridge / freezer.

Smooth plastered ceiling, ceiling light point, linoleum floor covering.

From here access to a second inner lobby

Second Inner Lobby

Smooth plastered ceiling, ceiling light point, heating control thermostat.

A four panel door opens to cloakroom, a second four panel door opens to the bedroom.

Cloakroom

Fitted with a pedestal wash hand basin with ceramic glazed splashback tiling, low level wc with dual push flush.

Smooth plastered ceiling, ceiling light point, extractor fan, linoleum floor covering and a chrome heated towel rail.

Bedroom 9'6" x 10'10" (2.92 x 3.31)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, panel heater, provision of power points, television point.

A four panel door opens to an ensuite bathroom.

Ensuite 6'1" x 5'1" (1.87 x 1.55)

Fitted with a two piece suite comprising wash hand basin set within a vanity unit with ceramic glazed splashback tiling and shavers point, panelled bath with a glass and chrome shower screen with mono bloc mixer tap and thermostatic valves.

Smooth plastered ceiling, ceiling light point, extractor fan, linoleum floor covering, chrome heated towel rail.

Tenure Details

Tenure Details

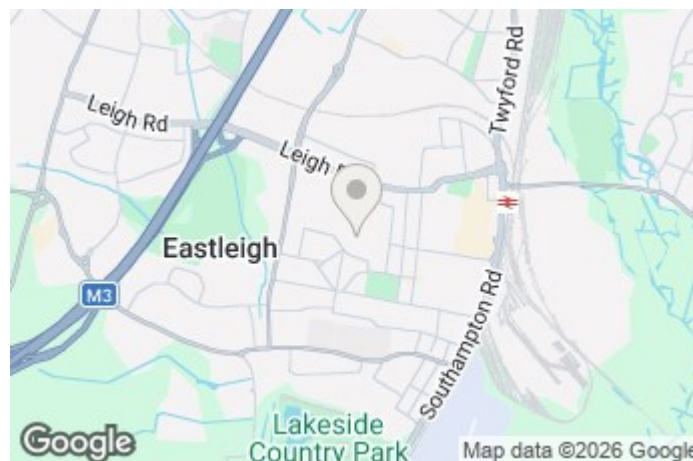
Service Charge £650.00 twice a year.

Ground Rent £75.00 twice a year

Lease length 155 years from 2002

These details need to be confirmed by the vendors solicitors

Council Tax Band B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	