



13, Brookwood Avenue, SO50 9PH
£360,000

A well presented townhouse, featuring a master bedroom with considerable storage space. The ground floor provides an efficient applianced kitchen, an spacious & pleasant lounge/dining room, and a ground floor cloakroom. There are 2 bedrooms on the first floor with a master bedroom with ensuite facility, bedroom 3 and a full family bathroom, to the second floor a further bedroom is located totalling 3 bedrooms in all. Set amongst similar homes and just a short walk into Eastleigh town centre, with fast access to the M3 & M27. Off Road Parking. No forwards purchase.

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

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The property is accessed from the road along a dropped kerb onto a tarmac driveway providing off road parking.

A composite door with canopied porch with obscure glazing opens to

Entrance Hallway

Smooth plastered ceiling, two ceiling light points, laminate floor covering, provision of power points, single panel radiator. A cupboard opens providing slatted shelving and houses the electric meter and consumer unit.

Kitchen 14'11" x 7'1" (4.57 x 2.17)

The kitchen is fitted with a range of 'light wood effect fronted' low level cupboard and drawer base units, heat resistant work surface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap over, 'Bosch' four burner induction hob with extractor hood over. Electric 'Bosch' double oven, integrated full sized 'Bosch' dishwasher, space and plumbing for an automatic washing machine.

Smooth plastered ceiling, eight chrome down lighters, upvc double glazed window to the front aspect, linoleum floor covering, single panel radiator, provision of power points.



Cloakroom

Smooth plastered ceiling, wall light point, extractor fan, single panel radiator, pedestal wash hand basin and a low level wc.



Lounge / Diner 19'9" narrowing to 11'0" x 14'6" (6.02 narrowing to 3.36 x 4.43)

Smooth plastered ceiling with coving, two ceiling light points, two wall light points, single and double panel radiator, provision of power points, television, NTL and surround sound wiring, continuation of laminate floor covering. Natural light is provided by two upvc double glazed windows overlooking the rear and upvc double glazed opening doors onto the rear garden.



Rear Garden

The garden is fully enclosed by timber fencing with a pedestrian gate to the side, laid for ease of maintenance with a large patio area providing a pleasant seating area, and an area laid to bark chippings.

First Floor

The landing is accessed by a turning staircase from the entrance hallway. The landing has a smooth plastered ceiling, two ceiling light points, single panel radiator, upvc double glazed window to the front aspect.

Staircase leading to the second floor.

Master Bedroom 14'5" max x 11'6" narrowing to 7'10" (4.41 max x 3.52 narrowing to 2.41)

Smooth plastered ceiling, coving, ceiling light point, two upvc double glazed windows to the rear aspect, single panel radiator, telephone point, wall mounted air conditioning unit. The room benefits from double fitted wardrobes providing hanging rail and shelving over.

A door opens to a ensuite shower room.



Ensuite Shower Room 7'0" x 3'9" (2.15 x 1.16)

Smooth plastered ceiling, ceiling light point, extractor fan, obscure upvc double glazed window to the side aspect, single panel radiator. Wash hand basin set within a vanity unit with storage below and a mono bloc mixer tap. Low level wc, walk in double shower enclosure with glass and chrome sliding door. Wall mounted 'Aqualisa' thermostatic shower.



Family Bathroom 7'1" x 5'10" (2.17 x 1.78)

Fitted with a three piece suite comprising pedestal wash hand basin, low level wc, panelled bath with a glass and chrome shower screen.

Smooth plastered ceiling, ceiling light point, extractor fan, linoleum floor covering, single panel radiator.



Bedroom 3 7'10" x 7'1" (2.39 x 2.17)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points.



Second Floor

Accessed by a straight flight staircase from the first floor landing. With a smooth plastered ceiling.

A solid panel door opens to a useful storage cupboard with slatted linen shelving and electric bar heater.

Bedroom 2 16'3" x 10'11" (4.96 x 3.34)

Smooth plastered skilling ceiling, upvc double glazed window to the front and side aspect, single panel radiator, provision of power points, wall mounted air conditioning unit.

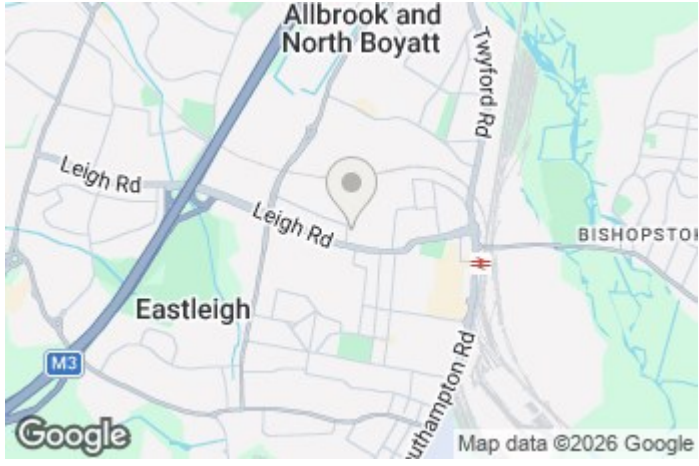
Useful eaves storage, the room benefits from fitted wardrobes providing hanging rail and shelving. Access to the roof void.



Off Road Parking

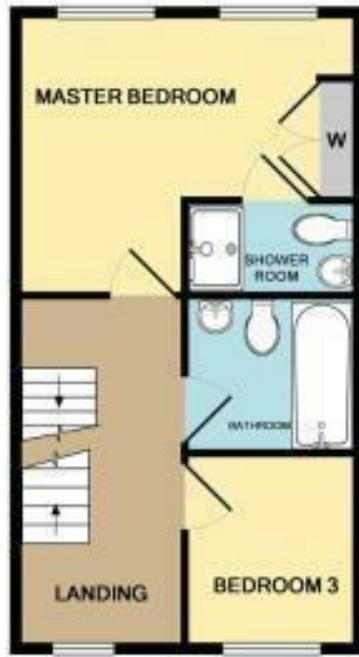


Council Tax Band D

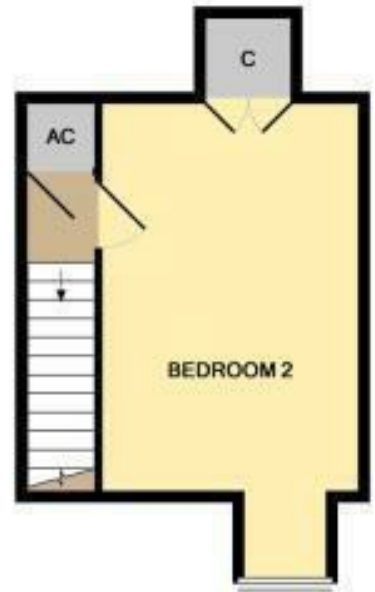




GROUND FLOOR



1ST FLOOR



2ND FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
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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	78	82

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		