



## 9, Abbotsbury Road, Eastleigh, SO50 8NZ

### Chain Free £365,000

SIMILAR PROPERTIES URGENTLY REQUIRED.. PLEASE CALL FOR A FREE VALUATION...

A detached 2 bedroom bungalow with a garage and ample off road parking. Set amongst similar homes in a quiet and pleasant location. Well presented throughout, the accommodation comprises a spacious living room, fitted kitchen including space for a breakfasting table, conservatory overlooking the rear garden. Both bedrooms are served by a modern fitted shower room. The property benefits from gas fired central heating and is double glazed. No forward chain.

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

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A 2 bedroom detached bungalow with garage located to the end of the driveway.

The property is accessed by a half obscure double glazed door with matching full height adjacent panel opening onto an entrance vestibule, with a single panel radiator, telephone point, coved ceiling, ceiling light point. A ten light obscure glazed panel door gives access to the principle living room.

### **Living Room 18'11" max x 13'5" max (5.77m max x 4.09m max)**

Double glazed window to the front aspect, double panel radiator, the room centres on a coal effect electric fire with wooden surround and mantle. Coved ceiling, two ceiling light points and two wall light points, television aerial point. Telephone extension.

A built in cupboard provides useful shelving.



### **Kitchen / Breakfast Room 15'8" x 8'7" (4.79 x 2.63)**

Accessed by a 10 light obscure glazed panel door, a dual aspect room with double glazed window to the front aspect and further double glazed window to the side aspect. An obscure double glazed door gives direct access to the side of the property.

The kitchen is fitted with white gloss fronted panel units; granite effect heat resistant worksurfaces with an inset one and a half bowl single drainer stainless steel sink unit with a chrome mono block mixer tap over, good range of cupboard and drawer base units underneath and wall mounted cupboards over. Half tiled walls, wood laminate floor covering. Electric and gas provision for cooking, fitted extractor hood, space and plumbing for a tall fridge / freezer, space and plumbing for an automatic washing machine. Double panel radiator, newly installed wall mounted Worcester gas boiler for the central heating and domestic hot water supply, with wall mounted Drayton programming controls. Extractor fan, coved ceiling and two ceiling light points.

Space for a breakfasting table.



### **Inner Lobby**

Giving access to both bedrooms and bathroom.

### **Bedroom 1 10'4" x 9'7" exc door recess (3.17 x 2.94 exc door recess)**

Double glazed window to the rear aspect, double panel radiator, coved ceiling and a ceiling light point. Double wardrobe with sliding mirror fronted doors provides hanging rail and shelving.



### **Bedroom 2 12'2" exc door recess x 10'3" (3.71 exc door recess x 3.13)**

Double glazed sliding patio doors giving direct access to a conservatory. Double panel radiator, coved ceiling and a ceiling light point. The room benefits from built in double wardrobes with sliding doors providing hanging rail and shelving an additional fitted full height mirror fronted double wardrobe with display shelving to one side.



### **Shower Room 8'5" x 6'2" (2.59 x 1.89)**

Recently re-fitted, now comprising a three piece white suite with wash hand basin set within a vanity unit with storage below, close coupled wc with dual push flush, walk in double shower with thermostatic shower valves within, glass and chrome shower screen.

Smooth plastered ceiling, four LED down lighters. Obscure upvc double glazed window to the side aspect and a chrome heated towel rail. Linoleum floor covering.

Fully tiled walls in a ceramic glazed tile.



Access to the roof void (with retractable ladder and has been partially boarded.)



## Externally

### To the Front

The front garden is of open plan design laid to gravel for ease of maintenance with shrub bed. Side pedestrian access via a gate to the left hand side. To the right hand side a tarmac driveway provides off road parking for several vehicles and in turn leading to an attached garage. External gas meter cupboard and external courtesy door by the front door and halogen lighting the driveway.

### Conservatory 11'8" x 6'5" (3.57 x 1.98)

Constructed of low level cavity brick work with upvc glazed windows to the side and rear aspects. Pair of 'French' doors giving direct access to the patio and rear garden. Lighting and power.

A personal part double glazed door gives access into the garage.



### Garage 17'0" x 8'0" (5.2 x 2.46)

Accessed by a metal up and over door. Fluorescent ceiling light, power, electric meter and fuse box.

### Rear Garden

Accessed from the front of the property via a gate. The rear garden is fully enclosed by fencing, an area of patio with canopy. The main area of garden laid principally to lawn with flower / shrub beds. Garden shed.

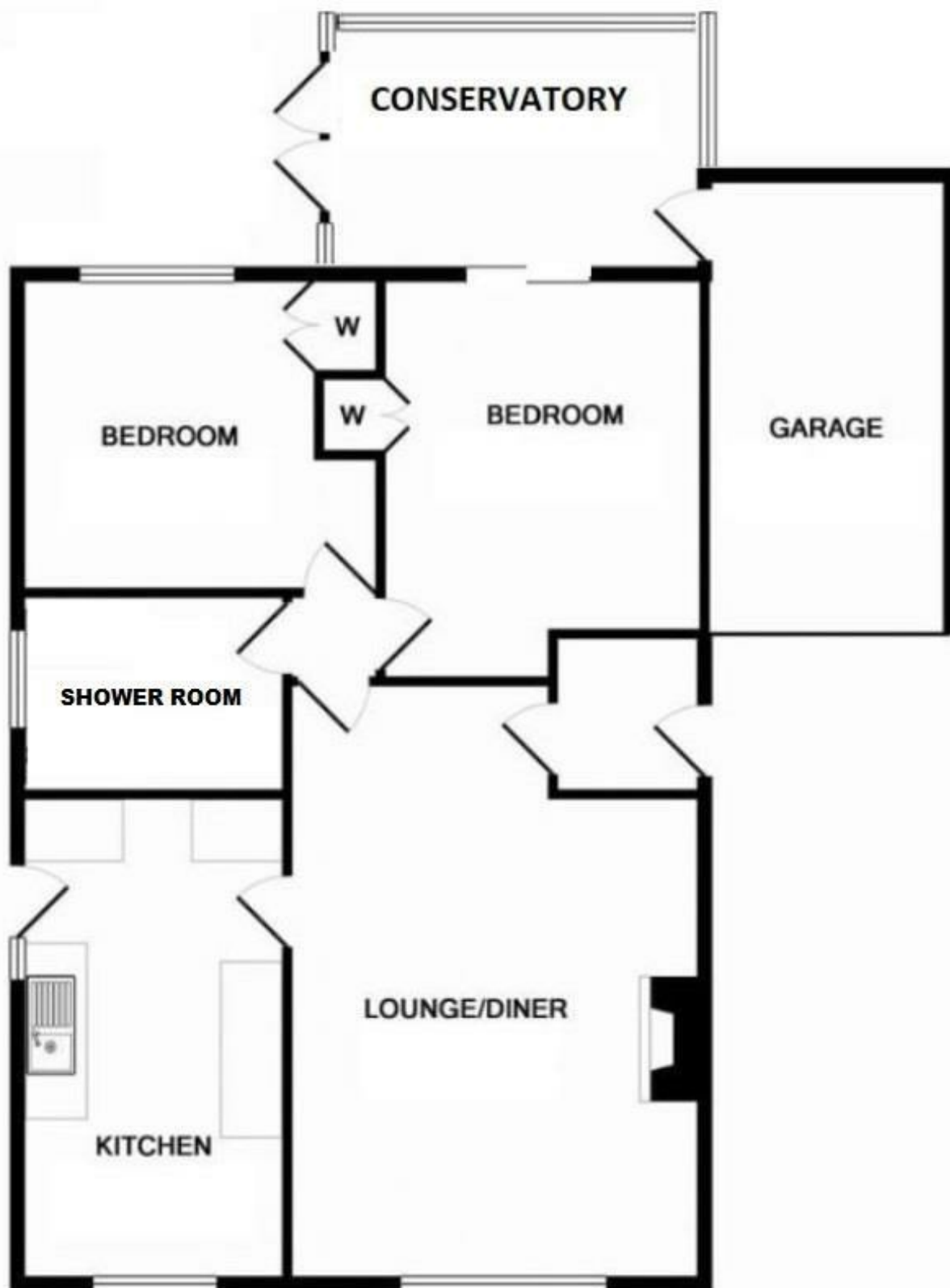


## Council Tax Band D

### Agents Note

Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA & HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.





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

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