



137, Chamberlayne Road, Eastleigh, SO50 5JG
£330,000

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

A substantial semi detached 3 bedroom house close to Eastleigh town centre with its many facilities and railway station. To the ground floor, a welcoming entrance hall leads through to a lounge with a 11'3" x 12'7" kitchen / diner with a useful utility area off. On the first floor the accommodation provides 3 bedrooms and a white bathroom suite. Gas central heating, double glazing and a garage makes this a superb family house.

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.

The property is accessed along the pavement. A pedestrian gate opens to a pathway leading to a wrought iron side gate onto the rear garden. A wooden door with obscure glazed crescent window with adjacent aluminium obscure glazed full height window to

Front Garden

Is enclosed by a low level brick wall and post and rail fence.

Entrance Hallway

Textured ceiling, ceiling light point, textured walls, double panel radiator.

Staircase leading to the first floor landing with under stairs storage area.

Lounge 23'8" x 9'9" (7.23 x 2.98)

Textured ceiling with coving, three ceiling light points, a dual aspect room with aluminium double glazed windows to the front and side aspect. Two double panel radiators, provision of power points, television point.

The room centres on a large stone fireplace with an inset electric fire.



Kitchen / Dining Room 11'3" x 12'7" (3.43m x 3.84m)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with an inset four burner 'Cata' electric hob with a stainless steel extractor hood over. Inset stainless steel sink with double drainer. Mid height 'Cook & Lewis' electric oven, ceramic glazed splash back tiling.

Textured ceiling with coving, aluminium double glazed window to the rear aspect and aluminium glazed door opening to the rear garden, linoleum floor covering.

An archway leads through to a utility area.



Utility Area 9'6" x 5'11" (2.92 x 1.81)

Textured ceiling, ceiling light point, aluminium double glazed window to the side aspect, double panel radiator, continuation of linoleum floor covering from the kitchen.

Large double storage cupboard housing an insulated hot water cylinder and slatted linen shelving.

The utility is fitted with a range of matching units from the kitchen, heat resistant worksurface, space for a freestanding appliance. Wall mounted 'Potterton' boiler.



First Floor

The first floor is accessed from the entrance hall via a turning staircase. The landing has a textured ceiling, ceiling light point, aluminium double glazed window to the front aspect.

All doors are of a solid panel design.

Bedroom 1 15'10" x 11'6" narrowing to 8'9" (4.85 x 3.52 narrowing to 2.68)

Textured, vaulted ceiling, ceiling light point, two aluminium double glazed windows to the rear aspect, double panel radiator and a provision of power points.



Bedroom 2 10'9" x 9'8" (3.30 x 2.95)

Textured, vaulted ceiling, ceiling light point, aluminium double glazed window to the front aspect, double panel radiator and a provision of power points.



Bedroom 3 13'8" x 9'6" narrowing to 6'6" (4.17 x 2.90 narrowing to 2.0)

Textured, vaulted ceiling, ceiling light point, two aluminium double glazed windows to the side aspect, double panel radiator, provision of power points.



Family Bathroom 8'2" max x 5'2" (2.50 max x 1.60)

Textured ceiling, ceiling light point, access to the roof void, aluminium obscure double glazed window to the front aspect, chrome heated towel rail.

Fitted with a three piece white suite comprising wash hand basin set within a vanity unit with storage below, low level P shaped bath with shower over. WC with dual push flush. Ceramic glazed tiled walls and flooring.



Rear Garden

Stepping out the garden which is principally laid to hardstanding for ease of maintenance. Area of grass, decking and a focal pond.

Access to an external WC.



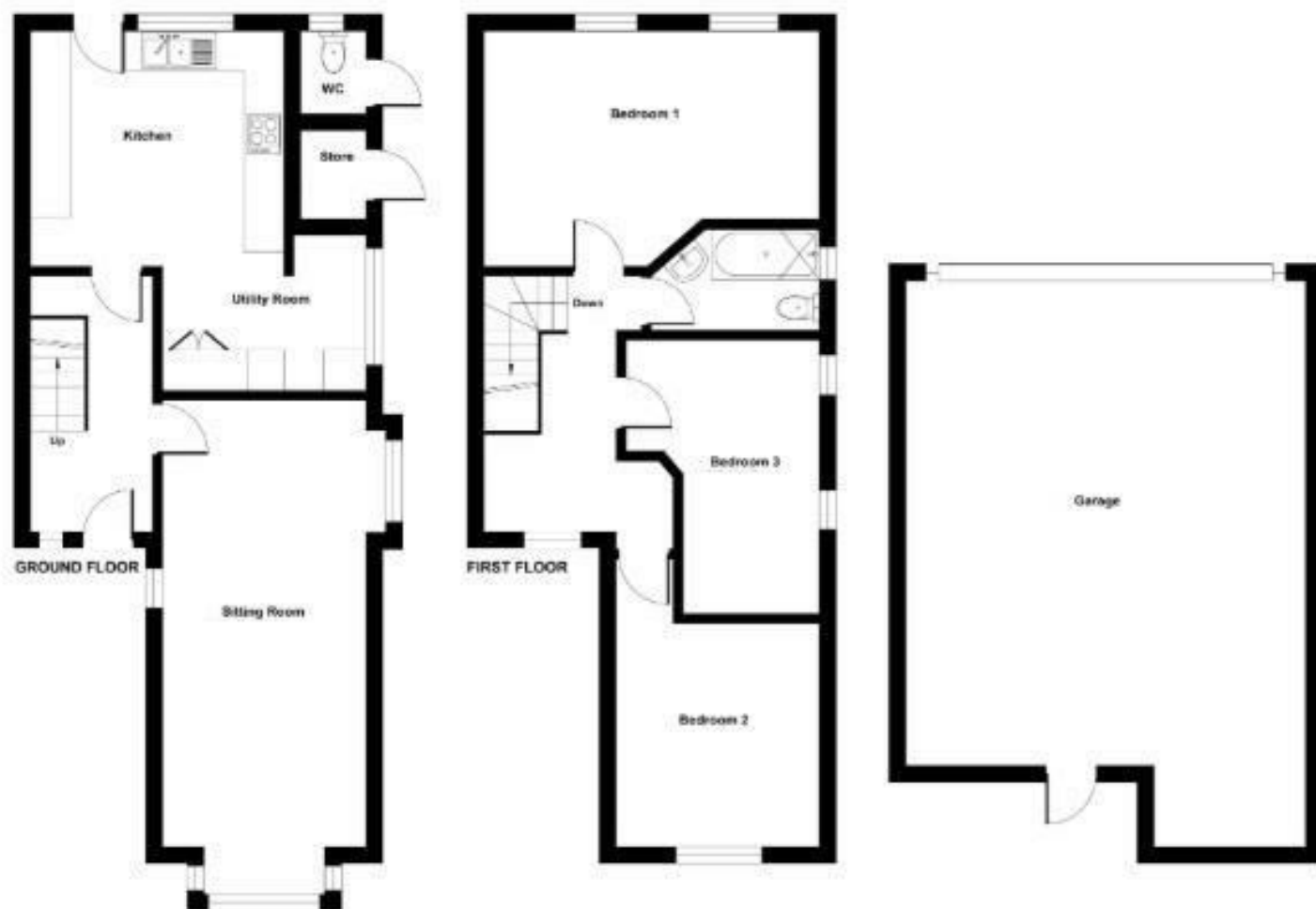
Garage 27'8" x 19'5" (8.44 x 5.93)

Located via the access service road.

Provision of power points.

Council Tax Band C





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			