



## 231., Passfield Avenue, Eastleigh, SO50 9ND

### £315,000

A beautifully presented 3 bedroom home, which has been considerably updated in recent years. The property flows with a welcoming entrance hallway, 9'10" x 9'1" dining room opening to the lounge and onto the inviting kitchen which is extensively fitted with a range of useful storage. To the first floor, all bedrooms are of a good size with furniture fitted. A recently remodelled bathroom provides a 3 piece suite. The rear garden is fully enclosed and benefits from a purpose built brick shed.

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The property is accessed from the road via a dropped kerb onto a driveway providing off road parking laid to bloc paving for a couple of vehicles. A couple of steps up lead to the property entrance. A composite door with obscure glazing and courtesy light over opens to;

### Entrance Porch

Smooth plastered ceiling with coving, two LED downlighters, upvc double glazed window to the front aspect.

From here a upvc door with obscure glazing opens to;

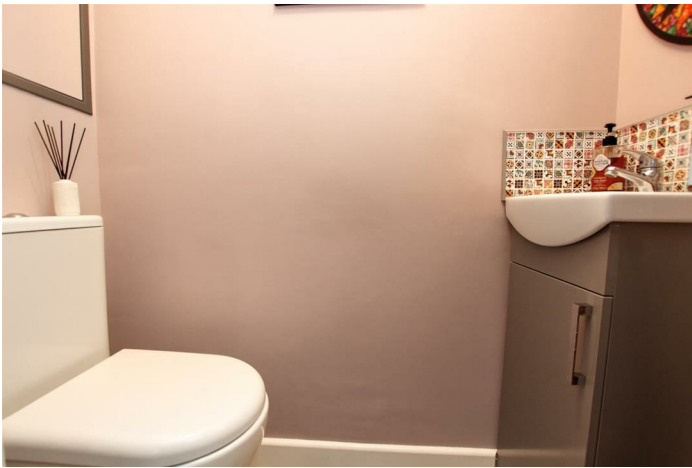
### Entrance Hallway

Textured ceiling with coving, two ceiling light point, radiator, provision of power points, laminate floor covering. A cupboard opens housing the electric meter and consumer unit.

Staircase leading to the first floor landing with storage underneath and houses the gas meter.

### Cloakroom

Smooth plastered ceiling with coving, ceiling light point, continuation of the laminate floor covering. Fitted with a two piece suite comprising wash hand basin set within a vanity unit and mosaic style tiles splashback, close coupled wc, chrome heated towel rail.



### Dining Room 9'10" x 9'1" (3.00m x 2.77m)

Textured ceiling with coving, ceiling light point, continuation of laminate floor covering, provision of power points and a double panel radiator.

From here a large opening leads through to the lounge, and a pair of oak glazed doors through to the kitchen.



### Lounge 10'0" x 9'9" (3.05 x 2.98)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, double panel radiator, continuation of laminate floor covering, provision of power points, television and telephone point.



### Kitchen 13'6" x 5'10" (4.13 x 1.80)

The kitchen which has recently been refitted, is fitted with a range of low level cupboard and drawer base units, worksurface with an inset ceramic glazed sink with mono bloc mixer tap over, matching range of wall mounted cupboards over. Four burner gas hob with glass splashback and extractor fan, integrated slimline 'Whirlpool' dishwasher, integrated 'CDA' electric fan assisted oven, integrated tall fridge freezer (60/40 split). Behind a wall mounted cupboard is a concealed Worcester Bosch combination boiler.

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, and upvc obscure glazed door giving direct access to the rear garden, laminate floor covering and a radiator.



### First Floor

The landing is accessed by a straight flight staircase with a quarter turn. With a textured ceiling with coving, ceiling light point, access to the roof void, provision of power points.

A door opens to a useful cupboard providing shelving.

### Bedroom 1 9'10" x 9'11" (3.0 x 3.04)

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

The room benefits from fitted furniture including wardrobes and chest of drawers, providing a good degree of hanging rail and storage.



### Bedroom 2 10'1" x 9'10" (3.09 x 3.0)

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

This room also benefits from the same range of fitted furniture to bedroom 1.



### Bedroom 3 7'6" x 6'6" + alcove (2.31 x 2.0 + alcove)

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

This room benefits from a range of fitted furniture providing hanging rail.



### Family Bathroom 5'3" x 5'3" (1.61 x 1.61)

Fitted with a three piece white suite comprising wash hand basin and wc set within a vanity unit with storage, panelled bath with glass and chrome folding shower screen over, mono bloc mixer tap and thermostatic shower valves and dual head. Ceramic glazed tiled flooring, with complementary full height tiled walls.

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, chrome heated towel rail.





### Rear Garden

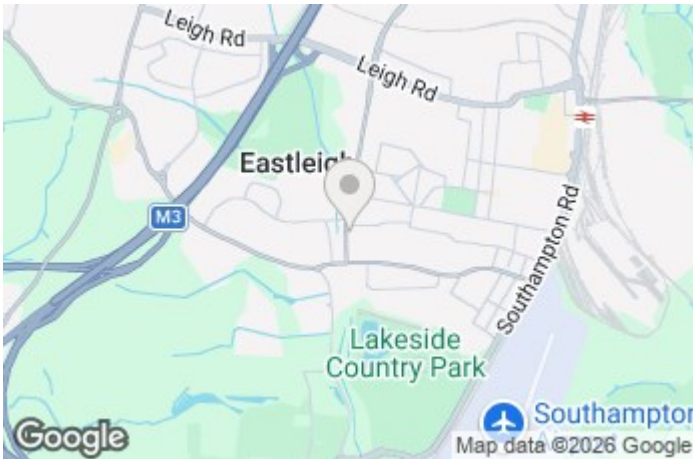
The rear garden is enclosed via timber fencing with concrete posts and gravel boards. Immediately abutting the rear of the property is an area laid to bloc paving providing a very pleasant seating area, this continues down the side of the garden onto a brick built shed. An area laid of lawn.

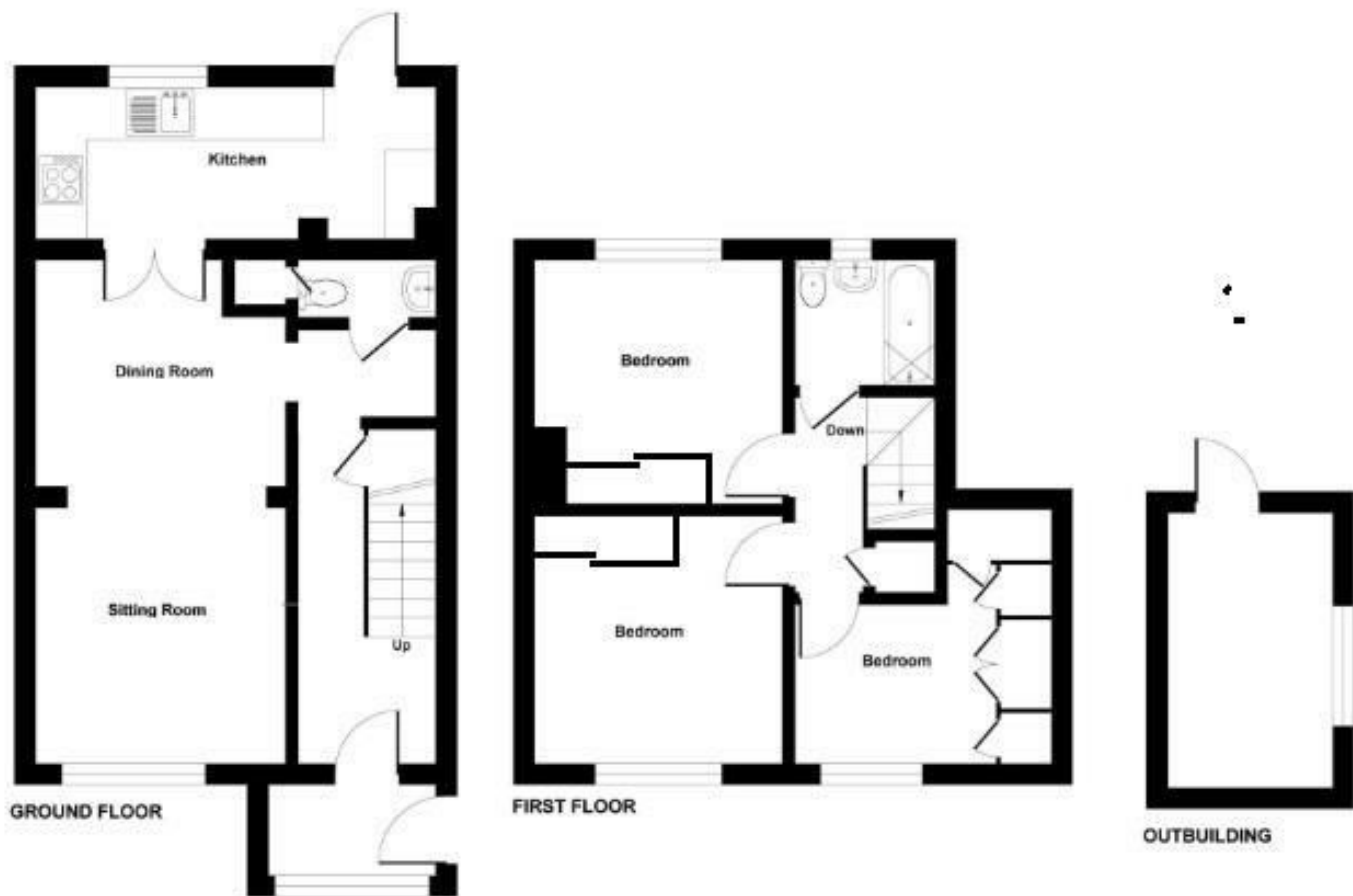


### Brick Shed 10'10" x 6'5" (internal measurements) (3.31 x 1.98 (internal measurements))

Natural light is provided by a glazed window, provision of power points, lighting (a separate electric consumer unit is located here).

### Council Tax Band B





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	