



1, Abbotsbury Road, Eastleigh, SO50 8NZ Reduced To £365,000

JUST REDUCED SIGNIFICANTLY IN PRICE AND NO ONWARD CHAIN !!!

Occupying a corner position within a popular residential area, this attractive two-bedroom detached bungalow offers spacious and versatile accommodation, having been extended to the side.

The property enjoys a low-maintenance garden, along with the convenience of a car port and detached garage providing ample off-road parking. Set amongst similar style homes, this bungalow presents an excellent opportunity for those seeking comfortable single-storey living in a quiet and well-established location. Early viewing is highly recommended!

An extended 2 bedroom bungalow.

The property is accessed from the road via a dropped kerb onto a driveway providing off parking. Accessed via the side with a courtesy light over opening to

Entrance Porch

Textured ceiling, ceiling light point, linoleum floor covering, radiator, power point and a wall light point. Wall mounted heating control thermostat.

From here a door open to

Lounge 18'11" x 13'3" (5.77 x 4.05)

Textured ceiling with coving, two ceiling light points, upvc double glazed window to the front aspect, double panel radiator. Provision of power points, telephone and television point.

The room centres on an electric fire with marble hearth and backing with an 'Adam' style mantle over.

From here a a four panel door leads to a cupboard providing hanging rail and shelving, a six panel door opens to the hallway, with a fifteen light obscure glazed door to the kitchen.



Kitchen 15'6" x 25'3" (4.73 x 7.71)

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, double panel radiator.

Fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with an inset composite sink with drainer and a mono bloc mixer tap, four burner 'Hotpoint' hob, mid height matching double oven, space and plumbing for an automatic washing machine, space for dishwasher, space for a fridge and freezer.

From here an archway leads through to a dining room



Dining Room 8'10" x 7'5" (2.70 x 2.27)

Wooden clad ceiling, ceiling light point, upvc double glazed window to the front aspect, upvc double glazed sliding door giving access onto the rear garden.



Inner Hallway

Textured ceiling, ceiling light point. The hallway gives access to all bedrooms and the bathroom.

Bedroom 1 12'5" x 10'2" (3.79 x 3.12)

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

The room benefits from fitted wardrobes providing hanging rail and shelving.



Bedroom 2 10'11" x 10'2" (3.34 x 3.12)

Textured ceiling with coving, ceiling light point, double panel radiator, upvc double glazed sliding door giving direct access onto the rear garden. The room benefits from a fitted wardrobe accessed by a mirror sliding door providing hanging rail and shelf over.



Bathroom 8'11" x 6'4" (2.74 x 1.94)

The bathroom is fitted with a three piece white suite comprising wash hand basin and wc built within a vanity unit with storage,

quadrant shower enclosure with a glass and chrome door and thermostatic valves within. Tiled to full height with ceramic glazed tiles and mosaic border.

Smooth plastered ceiling, four chrome down lighters, extractor fan, access to the roof void, obscure upvc double glazed window to the side aspect, chrome heated towel rail.

A door opens to a cupboard housing a 'Valiant' combination boiler with slatted linen shelving over.



Rear Garden

A large area of patio to one side of the property, spanning the rear. Enclosed by wooden panel fencing and hedging. The rear garden is principally laid to shingle for ease of maintenance.

A pedestrian gate gives access to the driveway.



Carport

With Perspex roof, external gas meter, a metal up and over door gives access into the garage.

Council Tax Band D



Energy Efficiency Rating		Environmental Impact (CO ₂) 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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	