



10, Scotter Square, Eastleigh, SO50 6DP

£365,000

A 3 bedroom Semi - Detached house in a popular & quiet cul-de-sac location in Old Bishopstoke. The house, which was built in 1981 approx, has been recently Re-carpeted & Re-furnished & has Double Glazing & Gas Central Heating. There is a good size living room, large kitchen/diner with patio doors to an enclosed rear garden with two decked patio areas, ground floor cloakroom. On the first floor there are three generous bedrooms, all with built in wardrobes, & a bathroom with corner bath, shower over, vanity sink with cupboard & concealed cistern WC. Private enclosed rear garden, easy to maintain lawn/front garden & Off Road Parking with a large detached garage. Unfurnished & available Late January! !

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 from the road via a dropped kerb to a tarmac driveway providing off road parking. A upvc double glazed door with obscure crescent window opens onto

ENTRANCE HALLWAY

Textured ceiling, ceiling light point, single panelled radiator, staircase leading to the first floor landing with useful understairs storage cupboard housing the electric consumer unit.

CLOAKROOM

Fitted with a two piece white suite comprising low level wc, and wall mounted wash hand basin with splash back mosaic tiling. Textured ceiling, ceiling light pint, upvc obscure double glazed window to the side aspect, ceramic glazed tiled floor and a chrome heated towel rail.

LOUNGE 16'6" into bay x 11'6" (5.04 into bay x 3.52)

Accessed by a six panelled door from the entrance hallway. Textured ceiling, ceiling light point with rose, coving, walk in upvc double glazed bay window to the front aspect, sky and television point, telephone and a provision of power points. Three wall light points.



KITCHEN / DINING ROOM 18'8" x 9'10" (5.69 x 3.02)

Smooth plastered ceiling, four ceiling spot lights, and pedant light in the dining area. The kitchen is fitted with a range of matching low level and wall mounted cupboards, heat resistant worksurface, inset stainless steel sink unit with bowl, drainer and a mono bloc mixer tap over. Four burner Lamona hob, electric fan assisted oven, washing machine and dishwasher, integrated fridge / freezer. Single panelled radiator, upvc double glazed sliding doors onto the rear garden.



FIRST FLOOR ACCOMMODATION

The landing is accessed by a turning staircase from the entrance hallway. The landing has a textured ceiling, ceiling light point,

access to the roof void, upvc double glazed window to the side aspect, provision of power points. A door opens to an airing cupboard housing an insulated hot water cylinder with slatted linen shelving over.

BEDROOM 1 12'8" x 9'7" (3.87 x 2.93)

Textured ceiling, ceiling light point, coving, double panelled radiator, provision of power points, television point. The room benefits from a fitted wardrobe providing a good degree of hanging rail and storage. Upvc double glazed window to the front aspect.



BEDROOM 2 11'7" x 10'3" (3.55 x 3.13)

Textured ceiling, ceiling light point, coving, double panelled radiator, provision of power points, upvc double glazed window to the rear aspect. This room benefits from a double wardrobe providing hanging rail and storage.



BEDROOM 3 8'2" x 6'8" (2.51 x 2.05)

Textured ceiling, ceiling light point, coving, upvc double glazed window to the rear aspect, provision of power points. Built in storage cupboard providing hanging rail and storage.



BATHROOM 7'0" x 6'6" (2.15 x 1.88)

Smooth plastered ceiling, four ceiling spot lights, extractor fan, coving, linoleum floor covering. Fitted with a three piece white suite comprising wash hand basin set within a vanity unit, wash hand basin set within a vanity unit providing useful storage, corner bath with electric shower over. Ceramic glazed tiling, upvc double glazed window to the rear aspect.



EXTERNALLY

TO THE FRONT

The front garden is laid to lawn with shrub beds.

TO THE REAR

Stepping out onto an area laid to decking immediately abutting the rear of the property. A pedestrian gate gives access to the front garden. The rear garden is principally laid to lawn with a second area decking located towards the rear boundary.



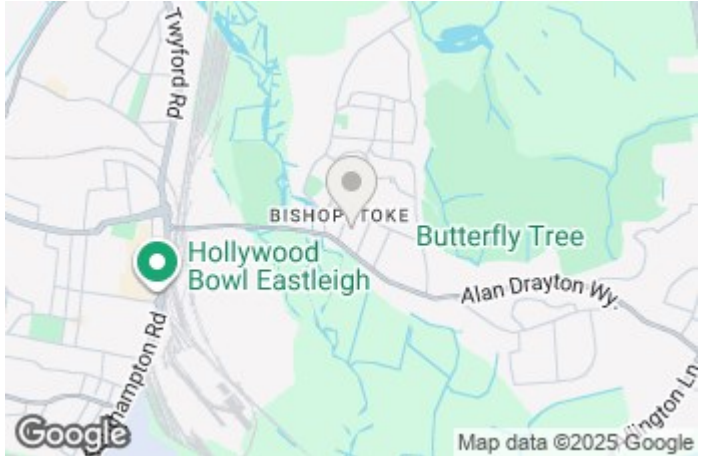
Agent Note

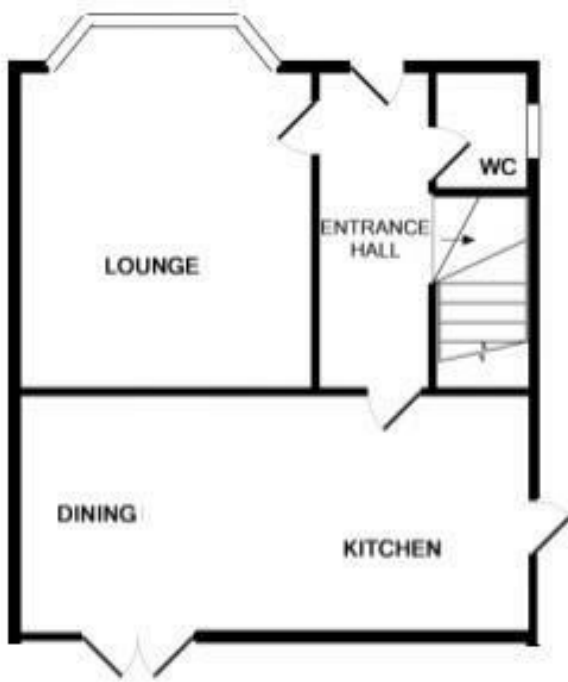
In accordance with the Estate Agents Act 1979 we herewith declare that this property is owned by Mr David & Mrs Elizabeth Evans, who are both Directors of David Evans Estate Agents Ltd.

Anti Money Laundering

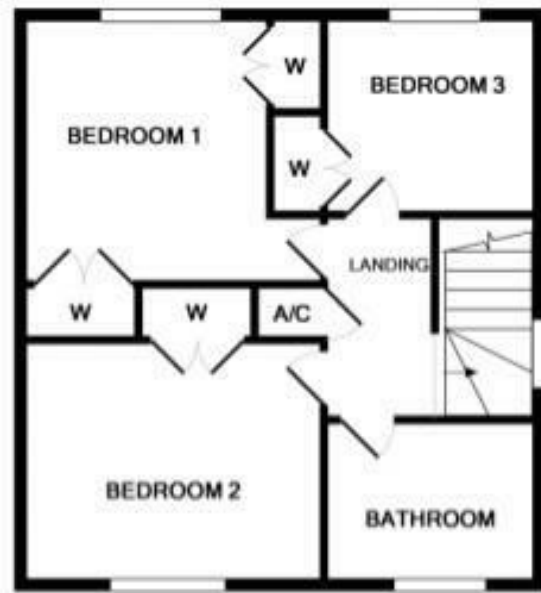
Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA &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

Council Tax Band C





GROUND FLOOR



1ST FLOOR

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		69	75
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		65	71
EU Directive 2002/91/EC			