



## 70, Consort Road, Eastleigh, SO50 4JB

### No Onward Chain £300,000

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

A 2 bedroom detached bungalow, set amongst similar style homes. The accommodation on offer provides a 2 double bedrooms with ample storage, spacious lounge, neutral well fitted kitchen, and family shower room. The property is heated by gas fired central heating and is double glazed. Enclosed rear garden.

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

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The property is accessed from the road via a dropped kerb. Accessed from the side via a recessed front entrance. A composite door with obscure double glazing, lead lighting and chrome door furniture opening to.

### Entrance Hallway

Textured ceiling with coving, ceiling light point, access to the roof void, single panel radiator. Wall mounted 'Drayton' heating control thermostat.

An airing cupboard opens housing a 'Drayton lifestyle control unit'

### Lounge / Diner 28'7" x 9'11" (8.72 x 3.04)

Textured ceiling with coving, ceiling light point. Natural light is provided by a high level upvc double glazed window to the side aspect, and upvc double, acoustic glazed sliding doors giving direct access onto the rear garden.

Double panel radiator, serving hatch through to the kitchen and a upvc acoustic double glazed window overlooking the conservatory area.



### Kitchen 12'8" x 9'11" (3.87 x 3.03)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over including pull out larder cupboard.. Inset stainless steel sink unit with drainer and a mono bloc mixer tap over, four burner electric 'Lamona' hob with stainless steel chimney style extractor hood over. Matching fan assisted oven and microwave over. Space and plumbing for an automatic washing machine, space for two further under counter appliances. Integrated 'Idensit' dishwasher.

Textured ceiling, four chrome down lighters, upvc double glazed window to the side and rear aspects. Double glazed door giving access to a conservatory, linoleum floor covering, double panel radiator. Wall mounted 'Valiant' boiler.



### Conservatory 8'0" x 3'10" (2.44 x 1.18)

Constructed of solid upvc panels to low level with upvc double glazed windows over, polycarbonate roof. A upvc door opens giving access to the side of the property.

### Bedroom 1 12'11" x 8'2" (3.95 x 2.50)

Textured ceiling with coving, walk in upvc double glazed bay window, single panel radiator. Linoleum floor covering, provision of power points and television point.

The room benefits from a range of fitted wardrobes, accessed by sliding doors and provides a good degree of hanging rail and storage.



### Bedroom 2 12'8" x 8'1" (3.87 x 2.48)

Textured ceiling with coving, ceiling light point, upc double glazed window to the front aspect, single panel radiator. Wall mounted (to high level) consumer unit. Provision of power points, single panel radiator.

Built in wardrobes with sliding doors (two are mirror fronted) provides hanging rail and storage.





### Shower Room 9'11" x 5'4" (3.03 x 1.65)

Tiled ceiling, ceiling light point, obscure upvc double glazed window to the side aspect, towel rail, pedestal wash hand basin, close coupled wc. Walk in double shower enclosure with thermostatic shower valves within. Full height ceramic glazed tiled walls and a linoleum floor covering.



### Side of Property

To the side of the property is an area laid to hardstanding, outside cold water tap.

From here a roller metal door gives access to the garage.

### Front Garden

The front garden is enclosed by a low level brick wall to the front and side aspect and a timber picket fence to the other side.

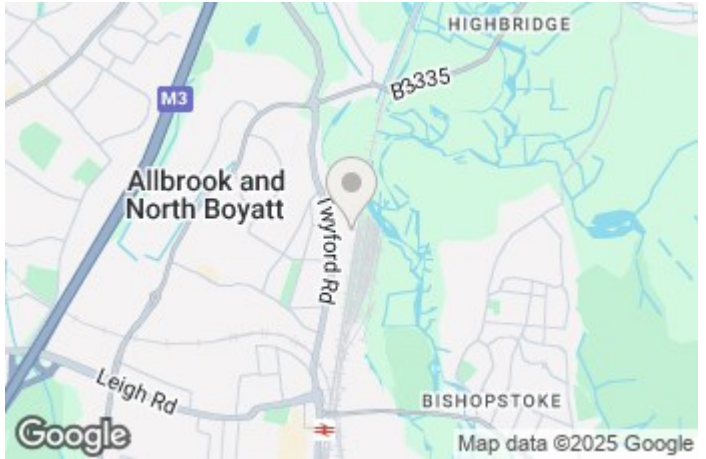
External gas meter.

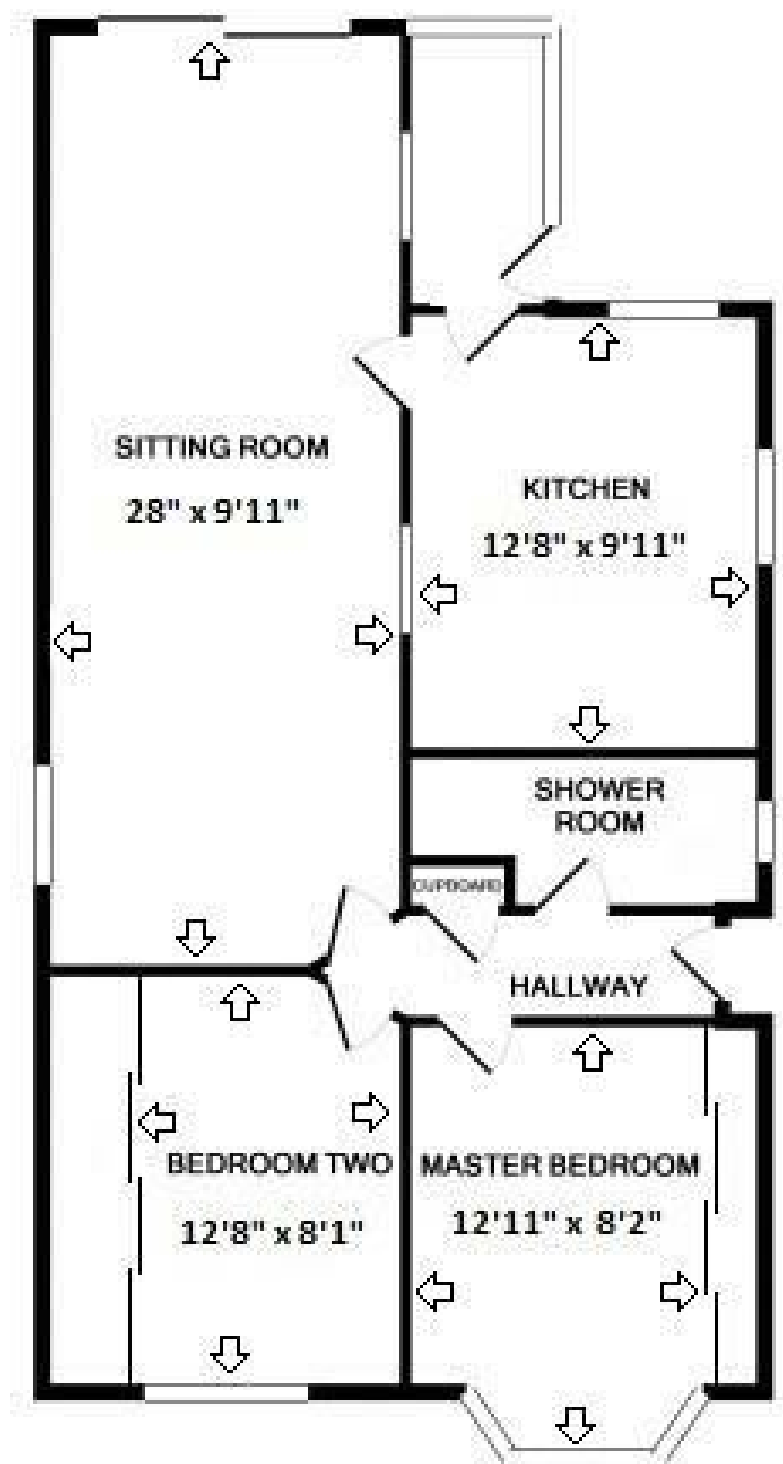
### Rear Garden

An area is laid to patio providing a very pleasant seating area. The garden is principally laid to lawn with shrub beds.



### Council Tax Band C





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	