



## 116, Underwood Road, Eastleigh, SO50 6GS

### £220,000

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

A good sized 2 bedroom end of terrace, built of non traditional construction and set amongst similar homes. Located in Bishopstoke the accommodation is currently arranged as entrance hallway, 14'2" x 10'11" lounge, kitchen / diner with a utility room off. Both bedrooms are on the first floor and served by a white bathroom suite.

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

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A 2 bedroom end of terrace, built of non traditional construction.

The property is accessed from the road via a dropped kerb onto a driveway providing off road parking and laid to gravel.

Accessed from the side via a canopied entrance porch, a upvc door with obscure panels and chrome door furniture opens onto

### Entrance Hallway

Textured ceiling with coving, ceiling light point, laminate floor covering, double panel radiator.

Staircase leading to the first floor landing

A storage cupboard opens housing electric meter and consumer unit.

### Lounge 14'2" x 10'11" (4.32m x 3.33m)

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



### Kitchen / Dining Room 10'10" x 10'10" (3.31 x 3.32)

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. Inset stainless steel sink unit with drainer and a mono bloc mixer tap, four burner electric hob, electric double oven. Space for an undercounter washing machine, space for fridge. Wall mounted Worcester Bosch combination boiler.

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, double panel radiator, continuation of laminate floor covering from the entrance hallway. Ceramic glazed splashback tiling.

Space for a breakfasting table.

A wooden, partially glazed door gives access to a utility room and a door opening to an under stairs storage cupboard.



### Utility Room 9'4" x 5'2" (2.87 x 1.60)

Textured ceiling, ceiling light point, upvc double glazed window to the side aspect and upvc glazed door gives access onto the rear garden. Single panel radiator and a linoleum floor covering.

Fitted with a range of low level base units, providing useful storage.



### First Floor

The landing is accessed by a turning staircase from the entrance hallway. With a smooth plastered ceiling with coving, ceiling light point, power point.

### Bedroom 1 12'4" x 10'11" (3.77 x 3.34)

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

A four panel door opens to a wardrobe providing hanging rail and shelving. A second cupboard opens providing slatted linen shelving.





### Bedroom 2 10'11" x 8'11" (3.35 x 2.73)

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

The room benefits from a wardrobe providing hanging rail and shelving.



### Family Bathroom 7'8" x 4'5" (2.35 x 1.36)

The bathroom is fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc, panelled bath. Predominately tiled to half height in a ceramic glazed tile and to full height around the bath area.

Smooth plastered ceiling, ceiling light point, extractor fan, upvc obscure double glazed window to the side aspect, linoleum floor covering, chrome heated towel rail.



### Rear Garden

The rear garden is a particular feature of this property. Westerly facing and stepping out onto a large area laid to patio, providing a very pleasant seating area. Enclosed by timber panel fencing to one side and shrub hedge to the other.

A picket fence, sub divides the garden.



### Council Tax Band A

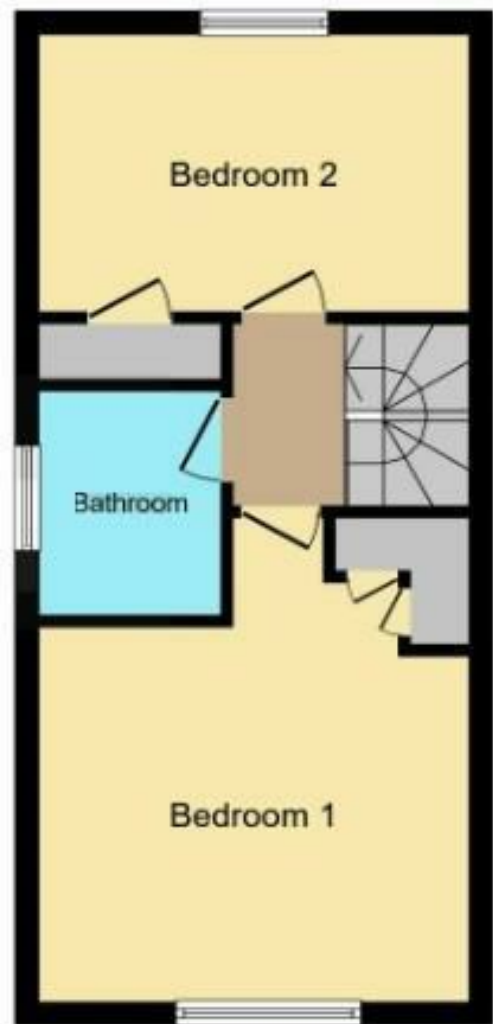
#### Agents Note

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.





**Ground Floor**



**First Floor**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</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	
England & Wales	
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		
England & Wales		EU Directive 2002/91/EC