



50, Drum Road, Eastleigh, SO50 5SU £300,000

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An excellent, modern and low maintenance 3 bedroom house with an appliances kitchen, a 17'8" x 14'6" living room to a dining room with french doors to the enclosed garden, ground floor cloakroom, en suite shower room to master bedroom and a family bathroom. A parking space is allocated to the front of the house. Located on a popular development just an easy walk to the town centre itself and a railway station and with fast access to the M3 and the M27.

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

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The property is accessed via a part obscure glazed panelled door opening to

Entrance Hallway

Smooth plastered ceiling, ceiling light point, single panel radiator, ceramic glazed tiled floor.

A four panel door opens to the lounge.

Cloakroom

Smooth plastered ceiling, ceiling light point, obscure upvc double glazed window to the front aspect, single panel radiator, linoleum floor covering.

Wash hand basin set within a vanity unit, close coupled wc.

Lounge 17'8" max x 14'6" (5.38m max x 4.42m)

Smooth plastered ceiling, ceiling light point, double glazed window to the front aspect, laminate floor covering, double panel radiator.

Staircase leading to the first floor landing.



Kitchen / Diner 14'6" x 9'0" (4.44 x 2.76)

The kitchen is fitted with a range of white gloss fronted low level cupboard and drawer base units, heat resistant worksurface with a range of matching wall mounted cupboards over. Inset gas hob with a stainless steel chimney style extractor hood over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap over. Integrated double oven, space and plumbing for an automatic washing machine, space for a slim line dishwasher, space for a tall fridge / freezer,

Smooth plastered ceiling, two ceiling light points, upvc double glazed window to the rear aspect and double glazed sliding doors, giving direct access onto the rear garden. Ceramic glazed tiled flooring, understairs storage area and a double panel radiator. Wall mounted 'Drayton' heating control thermostat. Located behind a wall mounted cupboard is a 'Gloworm' boiler.



First Floor

The landing is accessed by a straight flight staircase from the entrance hallway. With a smooth plastered ceiling, ceiling light point, access to the roof void. Natural light is provided by a upvc double glazed window to the side aspect.

All doors are of a four panel design. A storage cupboard making use of the stair recess houses the hot water cylinder.

Master Bedroom 8'5" x 11'7" + wardrobe recess (2.59 x 3.55 + wardrobe recess)

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

From here a four panel door opens to an ensuite facility



Ensuite

Smooth plastered ceiling, ceiling light point, extractor fan, single panel radiator. Wash hand basin set within a vanity unit with storage below, close coupled wc. Walk in shower enclosure with glass and chrome folding door and a thermostatic shower within.

Bedroom 2 8'0" x 10'6" (2.45 x 3.22)

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



Bedroom 3 8'8" x 5'9" (2.65 x 1.76)

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

Family Bathroom 6'1" x 5'7" (1.86 x 1.71)

Smooth plastered ceiling, ceiling light point, extractor fan. Obscure upvc double glazed window to the rear aspect, linoleum floor covering.

Fitted with a three piece suite, wash hand basin set within a vanity unit with storage, low level dual push wc, panelled bath with a glass and chrome shower screen over with mixer taps. Ceramic glazed wall tiles to half height and to full height around the bath area.



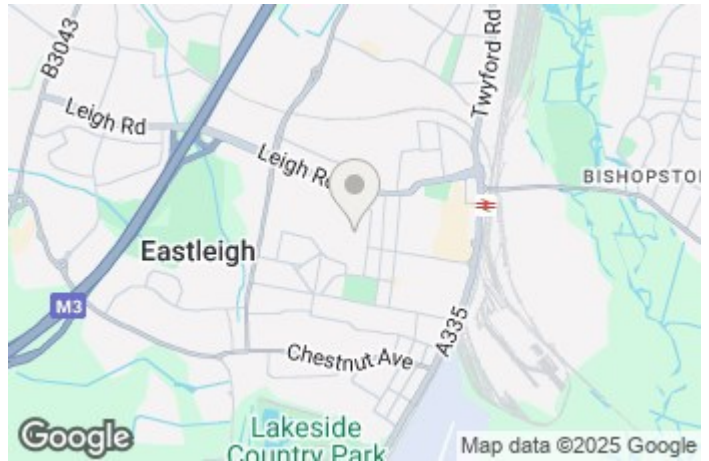
Rear Garden

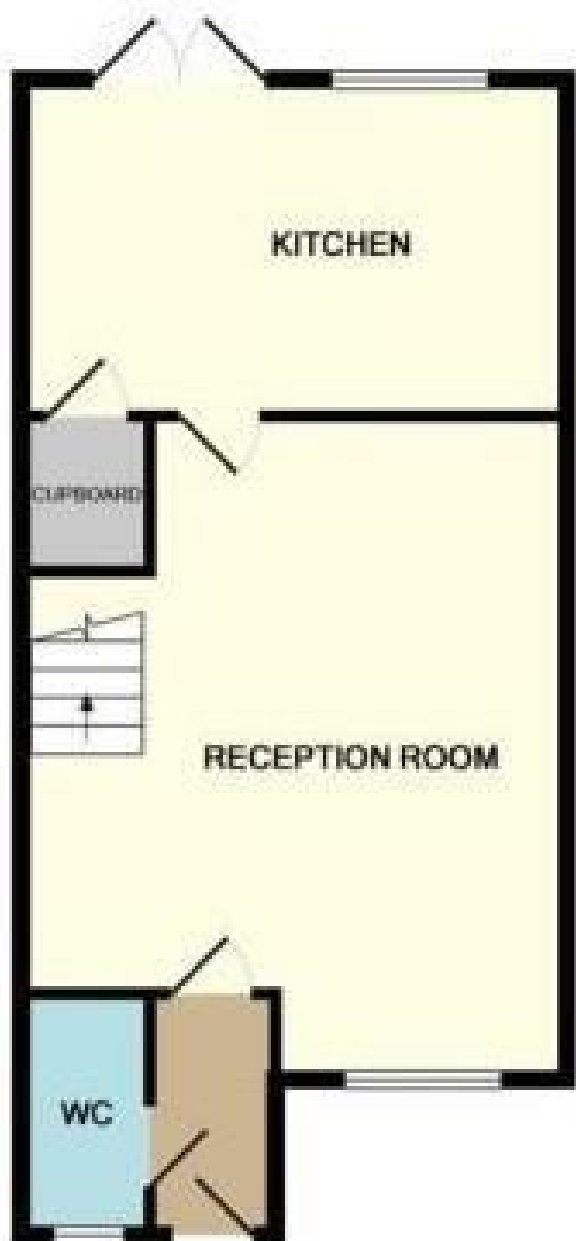
Stepping out from the patio doors from the diner onto an area laid to bloc paving for ease of maintenance.

A shed is located to the rear boundary.

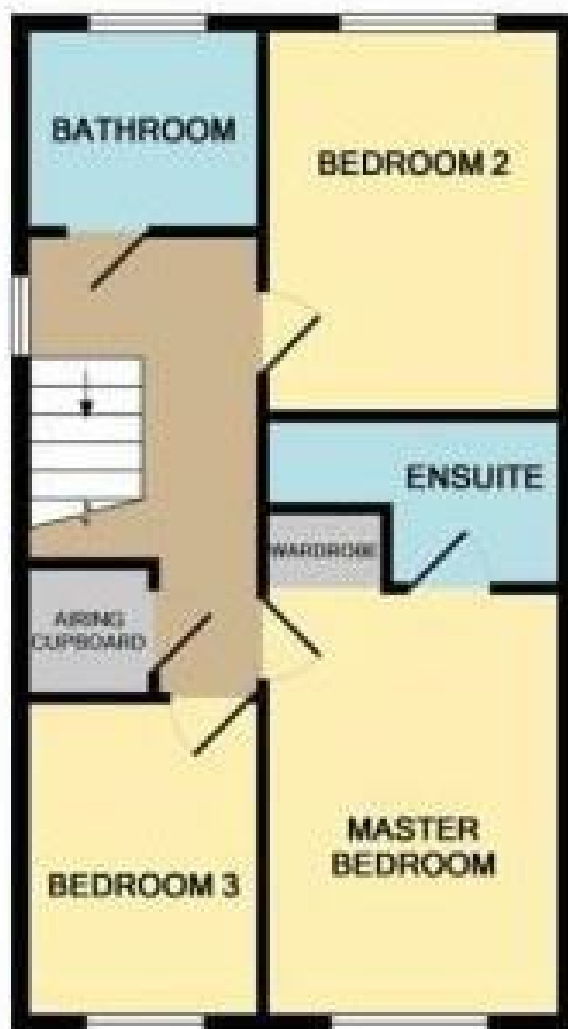


Council Tax Band C





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		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		EU Directive 2002/91/EC	