



7, Epsom Close, Eastleigh, SO50 7NZ

£1,250

An excellent 2 bedroom end of terrace house with a garage & off road parking located in a quiet position at the end of a cul de sac on a popular residential development of mainly larger family homes. Hall, lounge/dining room with patio door to enclosed rear gardens, applianced kitchen, 2 double bedrooms, white three piece bathroom with bath & electric shower. Laminated floor to entrance hall with new carpets fitted throughout elsewhere. Gas central heating, double glazing. Unfurnished and available late August.

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

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Entrance Hallway

Textured ceiling, ceiling light point, coving, laminate floor covering, single panelled radiator. A door opens to a cupboard housing the electric meter cupboard and fuse board. Staircase to the first floor accommodation, wall mounted Worcester heating control thermostat.

Lounge 14'2" x 11'10" (4.34 x 3.61)

Textured ceiling with coving, ceiling light point, upvc aluminium sliding doors giving access into the rear garden. Two double panelled radiators, provision of power points and a television point. Useful understairs storage cupboard. The room centres on a coal effect gas fire with an Adam style mantle over and marble effect hearth and back.

Kitchen 9'10" x 7'3" narrowing (3.0 x 2.21 narrowing)

The kitchen is fitted with a range of light wood effect cupboard and drawer base units and a range of matching wall mounted cupboards. Continuation of the laminate floor covering, textured ceiling, ceiling light point, coving, upvc double glazed window to the front aspect, heat resistant worksurface, inset stainless steel sink unit with drainer and a mono bloc mixer tap over, free standing electric cooker with double oven, space for a free standing fridge /freezer, space and plumbing for an automatic washing machine. Ceramic glazed splash back tiling.

Behind a wall mounted cupboard is a Worcester Bosch combination boiler.

First Floor Accommodation

The landing is accessed by a straight flight staircase with a quarter turn from the entrance hallway. Textured ceiling, ceiling light point, coving, single panelled radiator, power point.

Bedroom 1 8'7" x 11'10" (2.64 x 3.63)

Textured ceiling, ceiling light point coving, upvc double glazed window to the rear aspect, single panelled radiator, provision of power points.

Bedroom 2 8'6" x 11'10" (2.61 x 3.62)

Textured ceiling, ceiling light point, coving, access to the roof void. Upvc double glazed window to the front aspect, single panelled radiator, provision of power points. The room benefits from built in storage cupboard providing useful slatted linen shelving.

Bathroom 5'6" x 6'7" (1.70 x 2.01)

The bathroom is fitted with a three piece white suite comprising wash hand basin and wc set within a vanity unit with useful storage, panelled bath with an electric Triton shower over. Textured ceiling, ceiling light point, extractor fan, obscure upvc double glazed window to the side aspect, vinyl floor covering, double panelled radiator. Textured ceiling, ceiling light point and coving.

To The Rear

Stepping out onto an area laid to patio providing a very pleasant seating area. The garden is principally laid to lawn with mature shrub beds and is enclosed by timber fencing. Pedestrian access to the side and onto the front of the house via a timber gate.

Garage 16'3" x 8'3" (4.96 x 2.53)

Provides useful eaves storage.

Council Tax Band C



