



## 25, Devon Drive, Chandler's Ford, Eastleigh, SO53 3GP

### £275,000

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

A very comfortable 2 bedroom mid terraced house with double glazing and useful storage building in the rear garden. Parking provision is made for two vehicles. Very nicely presented throughout, the house provides a large living area of lounge, arched to a dining room with glazed doors opening to the garden, a fitted kitchen, 2 double bedrooms, and a modern white bathroom.

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 to a driveway providing off road parking for a couple of vehicles.

A path laid to concrete leads down the side of the driveway through the undercroft and onto the rear service road.

A upvc door with obscure glazed panel with canopied entrance porch with courtesy light over opens to

### Entrance Hallway

Smooth plastered ceiling, ceiling down lighter, double panel radiator, oak floor covering, provision of power points and telephone point.

Staircase leading to the first floor landing.

### Lounge 11'9" x 12'2" (3.59 x 3.73)

Smooth plastered ceiling with coving, five LED downlighters, upvc double glazed window to the front aspect, double panel radiator. Continuation of oak floor covering from the entrance hallway.

From here an arch leads through to the dining room.



### Dining Room 8'9" x 7'10" (2.68 x 2.41)

Smooth plastered ceiling with coving, four LED downlighters, aluminium double glazed patio doors opening to the rear garden, single panel radiator, provision of power points, continuation of oak floor covering.

From here an archway leads to the kitchen.



### Kitchen 8'9" x 7'0" (2.68 x 2.15)

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 over. Four burner electric 'Miele' electric hob with stainless steel chimney style extractor hood over. 'Miele' fan assisted oven. Space and plumbing for an automatic washing machine, space for a tall fridge / freezer.

Smooth plastered ceiling, two downlighters, upvc double glazed window to the rear aspect, and upvc obscure glazed door opening to the rear, continuation of oak floor covering. An area making use of the staircase recess houses a 'Worcester Bosch' combination boiler for the central heating, electric consumer unit/fuse board and both the utility meters.



### First Floor

The landing is accessed via a straight flight staircase from the entrance hallway. With a smooth plastered ceiling, ceiling light point, access to the roof void.

A storage cupboard opens providing useful shelving.

### Bedroom 1 12'2" x 9'3" + recess (3.73 x 2.83 + recess)

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

A large recess area with a solid panel door opening to a wardrobe providing hanging rail.



### Bedroom 2 10'4" x 11'7" (3.16 x 3.54)

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

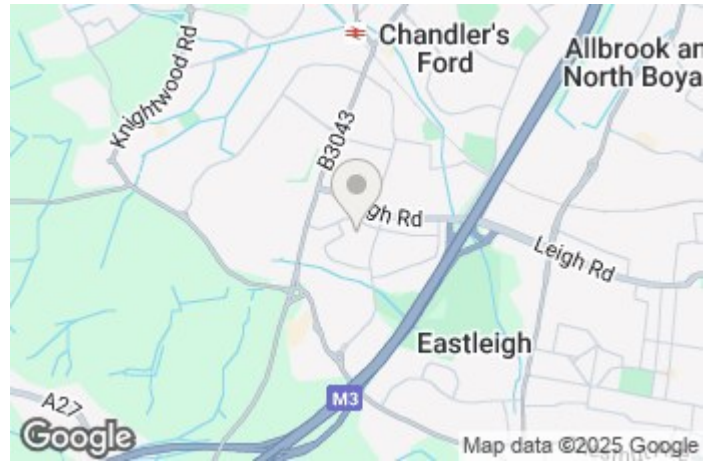
A solid panel door opens to a storage cupboard providing shelving.



### Shed 10'2" x 5'1" (3.10 x 1.55)

A brick built shed accessed by a wooden pedestrian door, which benefits from power and lighting.

### Council Tax Band B



### Bathroom 5'4" x 6'7" (1.65 x 2.02)

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc, 'P' shaped bath with thermostatic shower valves and mixer tap with a curved glass shower screen over. Ceramic glazed tiled flooring, full height tiled walls.

Smooth plastered ceiling, ceiling light point, obscure upvc double glazed window to the rear aspect.



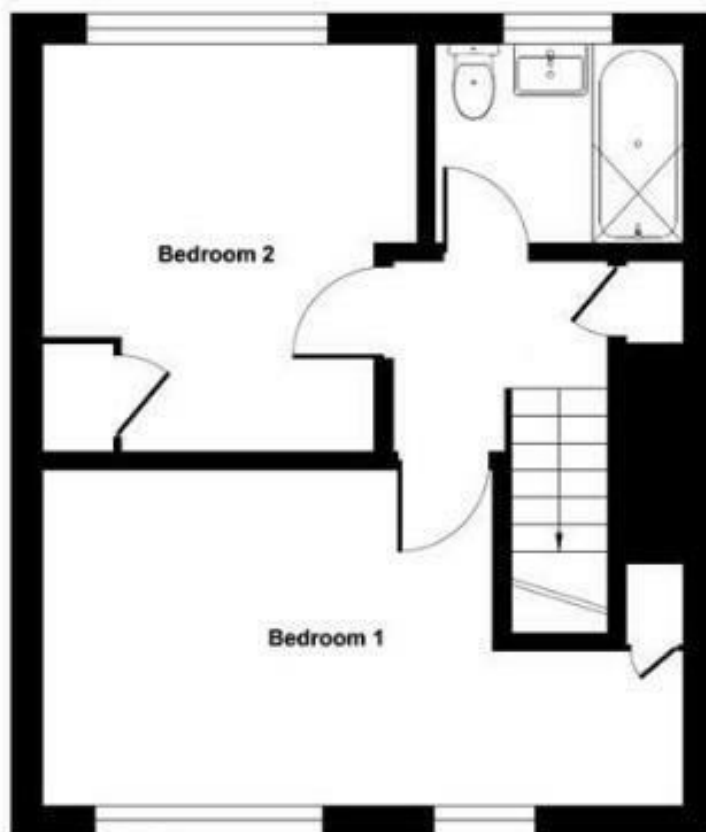
### Rear Garden

Stepping out onto an area laid to patio providing a very pleasant seating area. The bloc paving continues down the garden, which is enclosed by six foot timber fencing. A pedestrian gate to the side and also to the rear.

The garden is principally laid to lawn.



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	