



**30, Lydiard Close, Eastleigh, SO50 4NW**  
**£300,000**

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

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A 3 bedroom mid terrace.

Close to local schools and local amenities.

The property is accessed via a upvc door with obscure panel opening to an entrance porch. With smooth plastered ceiling, two LED downlighters, upvc double glazed window to the front aspect. Folding doors accesses a storage cupboard. A partially glazed door opens to

### Front Garden

The front garden is enclosed via a low level hedging and low level shrub beds to the other side and laid to bloc paving for ease of maintenance.

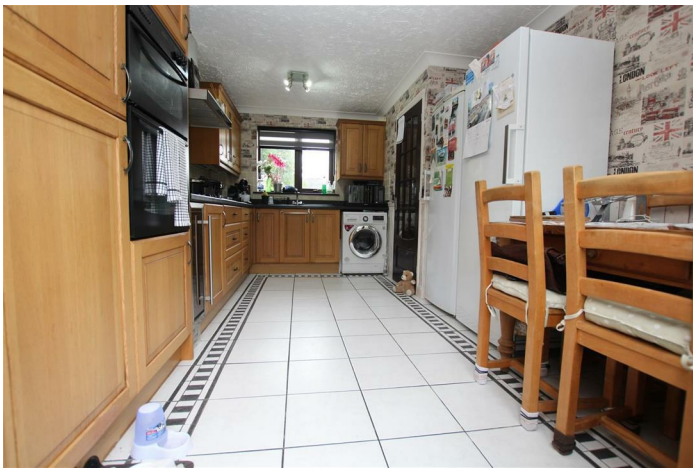
### Entrance Hallway

Textured ceiling with coving, ceiling light point, double power point, single panel radiator, telephone point.

### Kitchen / Dining Room 15'3" x 7'10" widening to 10'0" (4.67 x 2.39 widening to 3.07)

The kitchen is fitted with a range of oak fronted cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset composite sink with drainer and a mono bloc mixer tap. Five burner 'Stoves' gas hob, matching extactor fan. Mid height 'Stoves' double oven, space and plumbing for an automatic washing machine, space fo ra wine fridge and space for a tall fridge / freezer.

Textured ceiling with coving, two ceiling light points. A dual aspect room with upvc double glazed window to the front, upvc glazed door to the rear garden with adjacent window. Double panel radiator and ceramic glazed tiled flooring.



### Lounge 13'2" x 15'4" (4.03 x 4.69)

Textured ceiling, ceiling light point, wooden double glazed sliding door giving access onto a conservatory, provision of power points, double panel radiator.

Staircase leading to the first floor landing.



### Conservatory 10'8" x 7'6" (3.26 x 2.31)

Constructed of low level brick wall with upvc double glazing over and a upvc roof. A pair of upvc double glazed doors open to the garden. Heated towel rail and a provision of power points.



### First Floor

Accessed by a straight flight staircase from the lounge. Natural light is provided by a upvc glazed window to the front aspect.

Textured ceiling with coving, ceiling light point, power points.

A door opens to an airing cupboard housing an insulated hot water cylinder with slatted linen shelving over.

### Bedroom 1 12'4" x 8'3" (3.76 x 2.52)

Textured ceiling, coving, ceiling light point, upvc double glazed window to the rear aspect, double panel radiator. Fitted with a range of furniture comprising wardrobes with gantry cupboards over, bedside tables, two chest of drawers with a built in seat.



**Bedroom 2 8'7" x 9'0" (2.62 x 2.75)**

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



**Bedroom 3 9'4" x 5'10" (2.87 x 1.80)**

Textured ceiling with coving, access to the roof void (with retractable ladder) ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, laminate floor covering, provision of power points.



**Family Bathroom 6'8" x 6'3" (2.04 x 1.93)**

Wash hand basin and wc set within a vanity unit with useful storage. P Shaped bath with a mono bloc mixer tap and

thermostatic valves within and a glass and chrome shower screen.

Textured ceiling, four downlighters, extractor fan, obscure upvc double glazed window to the front aspect, laminate floor covering, heated towel rail. Ceramic glazed tiled walls



**Rear Garden**

The rear garden of this property is off a good size.

An area laid to decking provides a very pleasant seating area. A paved path leads through the garden, to a couple of useful timber built sheds. Principally laid to lawn with shrub beds.


Rear pedestrian access.



**Garage 15'9" x 7'5" (4.81 x 2.28)**

A garage is located in a block.



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		