David Evans
ESTATE AGENTS

Property Details

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28, Cumberland Avenue, Eastleigh, SO53 2JX
£1,600 PCM

A very good sized 3 bedroom semi detached house, recently refurbished with an enclosed rear garden and off road parking. This family sized house is situated in a popular location close to local amenities and within easy access of motorway links. The house has a modern fitted kitchen with dining area off, separate lounge, first floor bathroom. Unfurnished & Available Mid November.

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

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The property is accessed from the road onto a dropped kerb where a driveway creates an area of off road parking.

The property is accessed from the side via a upvc glazed door, adjacent window and courtesy light over opens onto

Entrance Hallway

Smooth plastered ceiling, ceiling light point, laminate floor covering, turning staircase to the fist floor landing with useful under stairs storage cupboard and houses the electric consumer unit/fuse board, and both the gas and electric meters. Power point, double panel radiator, wall mounted BSI thermostatic control unit.

Lounge 14'11" x 11'5" (4.55 x 3.50)

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

Kitchen / Diner 14'10" x 8'7" (4.53 x 2.64)

Smooth plastered ceiling, two ceiling light points, double panel radiator, upvc double glazed window to the rear aspect and a upvc double glazed door giving direct access onto the rear garden, single panel radiator.

The kitchen is fitted with a range of low level light grey gloss fronted cabinets, heat resistant square edge worksurface with a good range of matching cupboard and drawer base units underneath and matching wall mounted cupboards over. Inset composite sink with drainer and a mono block mixer tap over, four burner 'Hotpoint' electric hob, stainless steel splashbacks, and extractor fan over. Neff electric fan assisted oven, space of a tall fridge / freezer, space and plumbing for an automatic washing machine. A Valliant boiler is concealed behind one of the wall mounted cupboards. Ceramic glazed tiled floor

First Floor

The landing is accessed by a turning staircase from the entrance hallway. The landing has a smooth plastered ceiling, access to the roof void.

All doors are of a four panel design.

Bedroom 1 14'9" x 8'9" (4.52 x 2.68)

Smooth plastered ceiling, ceiling light point, upvc double glazed windows to the rear aspect, single panel radiator, provision of power points. A storage cupboard opens providing useful storage.

Bedroom 2 8'5" x 9'8" (2.57 x 2.95)

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

Bedroom 3 11'7" x 6'1" (3.55 x 1.87)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points. A cupboard opens providing useful storage.

Bathroom 8'0" x 5'5" (2.44 x 1.67)

Smooth plastered ceiling, ceiling light point, extractor fan, two obscure upvc double glazed window to the side aspect, chrome heated towel rail. The bathroom is fitted with a three piece white suite comprising pedestal wash hand basin, low level wc. P Shaped bath with glass shower screen and mixer tap with shower attachment. Ceramic glazed tiled walls, and flooring.

Front Garden

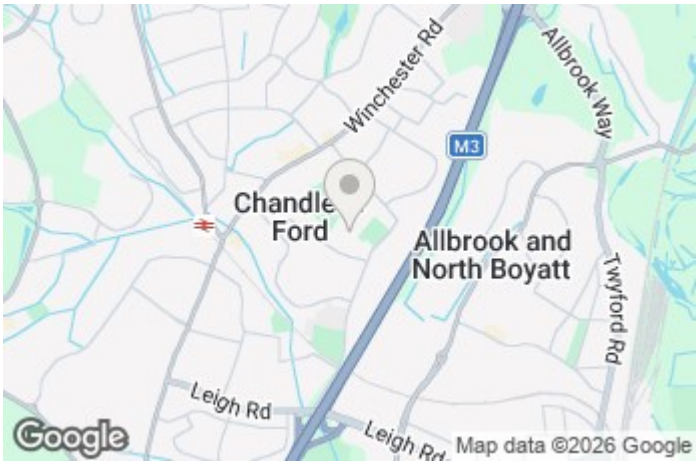
The front garden is principally laid to shingle for ease of maintenance and off road parking. Shrub bed.

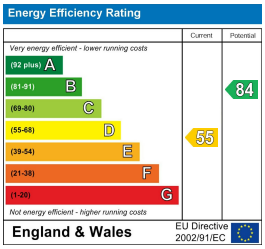
Rear Garden

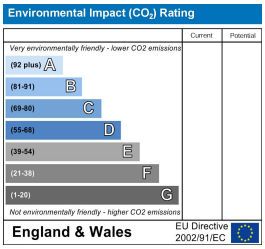
An area is laid to patio providing a very pleasant seating area. Cold water tap, the garden is principally laid to lawn with a further area to the rear boundary laid to a raised patio area.

Brick built shed.

Council Tax Band C




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
55
84
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC