



19, Mill Street, SO50 4HE
£260,000

A Victorian cottage with sitting room, separate dining room, applanced kitchen, first floor bathroom and 2 bedrooms. Gas fired central heating, double glazing. Convenient for the town centre/station. Large rear garden. No Forward Purchase.

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

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A 2 bedroom mid terraced cottage. A wooden part obscure glazed door opens onto an entrance porch. Smooth plastered ceiling, wall light point. A wooden door with obscure glazed panel opens onto

LOUNGE 11'6" x 10'11" (3.51 x 3.34)

Smooth plastered ceiling, ceiling light point, coving, two wall light points, upvc double glazed window to the front aspect, provision of power points. Double panelled radiator. The room centres on a gas coal effect fire (not in operation).

An original four panelled door opens to an inner lobby.



INNER LOBBY

Smooth plastered ceiling, ceiling spot light, staircase to the first floor landing.

A four panelled door opens to the dining room.

DINING ROOM 10'9" x 11'5" (3.30 x 3.50)

Smooth plastered ceiling, ceiling light point, picture rail, wooden single glazed window to the rear aspect, single panelled radiator and a provision of power points.

The room centres on an open fire (decoration purposes only) with an 'Adam' style mantle over.

A four panelled door gives access to a downstairs storage cupboard and houses the electric and gas meter. A four panelled door opens onto the kitchen.



KITCHEN 7'10" x 6'9" (2.40 x 2.06)

Smooth plastered ceiling, ceiling light point, wooden single glazed window to the side aspect. Original ledge and brace door giving access into the rear garden. The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with an inset stainless steel sink unit with drainer and a mono bloc mixer tap over, four burner gas hob and an electric fan assisted oven, clay quarried tiled flooring. Space and plumbing for an automatic washing machine, space for a free standing fridge / freezer. Ceramic glazed splashback tiling.



FIRST FLOOR

The landing is accessed by a straight flight staircase from the inner lobby. Smooth plastered ceiling, ceiling light point.

BEDROOM 1 14'4" x 10'11" (4.38 x 3.34)

Smooth plastered ceiling, ceiling light point, picture rail, upvc double glazed window to the front aspect, single panelled radiator, and a provision of power points.

A four panelled door gives access to an inner hallway.



BEDROOM 2 8'0" x 11'5" (2.44 x 3.48)

Smooth plastered ceiling, ceiling light point, picture rail, upvc double glazed window to the rear aspect, provision of power points single panelled radiator. The room centres on an original cast iron fireplace with 'Adam' style mantle over.



INNER HALLWAY

Smooth plastered ceiling, access to the roof void, ceiling light point.

BATHROOM 7'9" x 6'7" (2.38 x 2.02)

Smooth plastered ceiling, two ceiling spot lights, upvc obscure glazed window to the side aspect, vinyl floor covering. Fitted with a three piece white suite comprising wall mounted wash hand basin, low level wc and panelled bath, half height tiled walls in a ceramic glazed tile and aqua panelling around the bath area. Mono bloc mixer tap with shower attachment and a glass shower screen.

A built in cupboard houses a Worcester Bosch combination boiler.



FRONT GARDEN

The front garden is enclosed by a low level picket fence with wrought iron gate, and is laid to paving for ease of maintenance.

REAR GARDEN

Stepping out from the kitchen door onto an area laid to paving, continuing to the rear of the property, access to an outside wc. A wrought iron gate gives side pedestrian access via an undercroft. The garden is enclosed by timber fencing to one side and chain link to the other side. Couple of patio areas and laid principally to lawn.

To the rear boundary, a wrought iron gate.



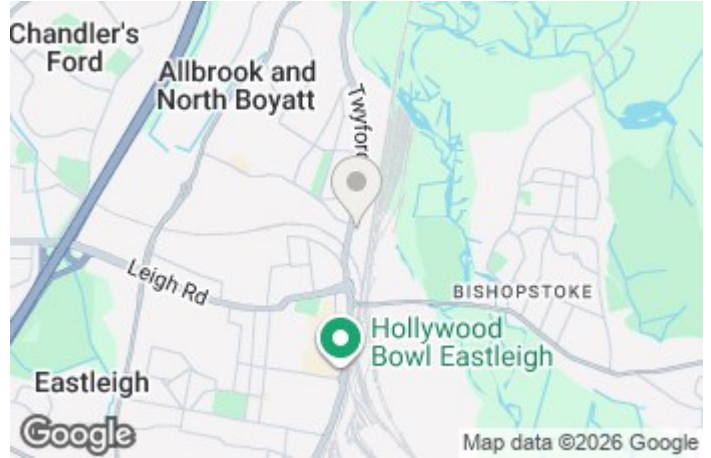
AGENTS NOTE

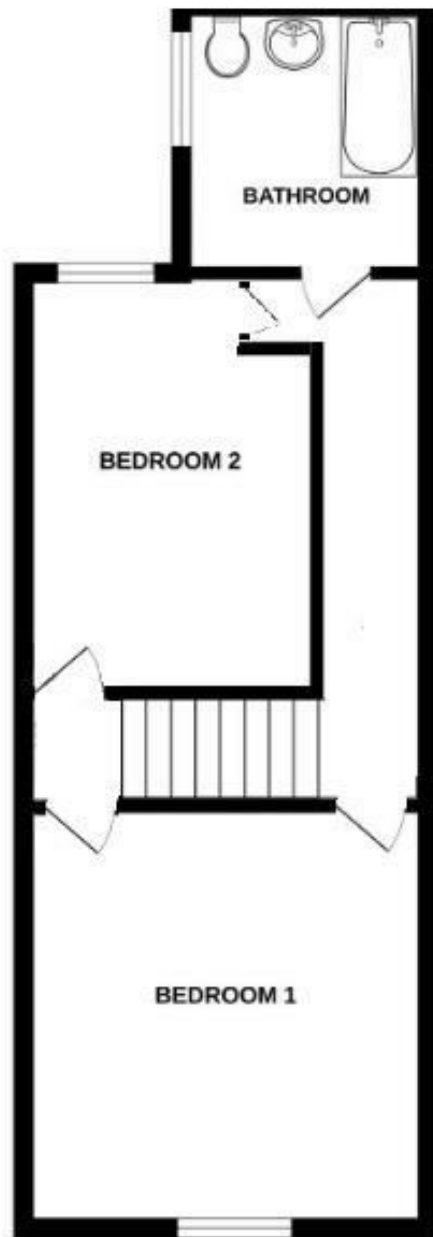
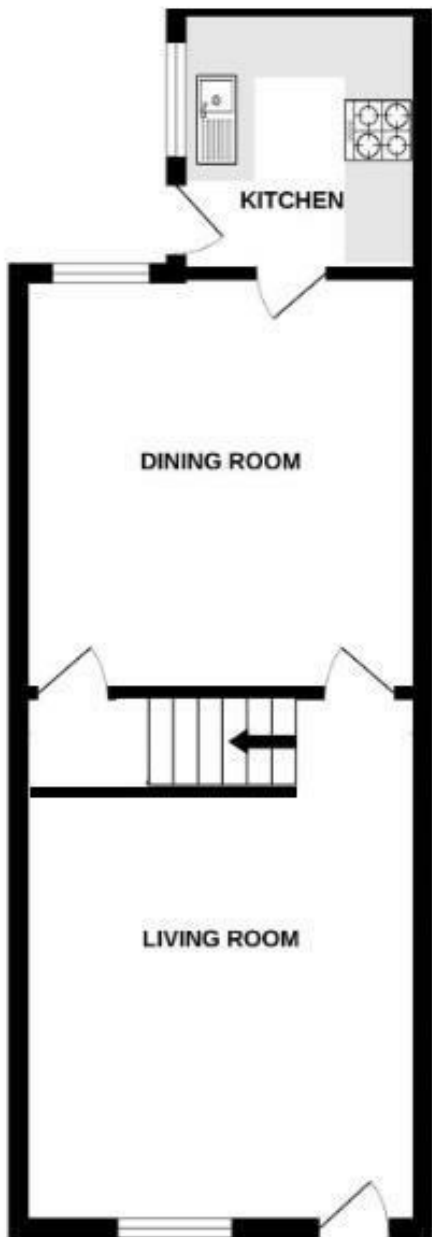
In accordance with the Estate Agents Act 1979 we herewith declare that this property is owned by Mr David & Mrs Elizabeth Evans, who are both Directors of David Evans Estate Agents Ltd.

ANTI MONEY LAUNDERING

Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA & HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

Council Tax Band B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	59	
(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	