



## 12, Olympic Way, Eastleigh, SO50 8PP Chain Free £290,000

A pleasant 2 bedroom terrace with gas fired central heating, and double glazing. rear garden, and provision for parking with garage. An entrance hall opens to a fitted kitchen to the front of the house, the dining room to the rear with glazed door opening to the patio and rear garden. Olympic Way, is a popular location, close to woodland walks, and a short walk to the Bishopstoke Road with buses into the town centre.

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

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A 3 bedroom end of staggered terraced.

The property is accessed from the road via a dropped kerb onto a tarmac driveway. A upvc door with obscure glazed panel opens to

### Entrance Hallway

Textured ceiling, ceiling light point, single panel radiator.

From here an opening leads through to the kitchen and a six panel door through to the lounge.

### Kitchen 5'10" x 7'9" (1.80m x 2.38m)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant work surface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap, four burner gas hob. 'Hotpoint' electric fan assisted oven, integrated fridge/freezer. Space and plumbing for an automatic washing machine.

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect.

### Lounge 10'5" x 17'0" (3.19 x 5.19)

Textured ceiling, two ceiling light points, coving, upvc double glazed window to the rear aspect, provision of power points, television and Sky point.

The room centres on a gas fire.

Access to the staircase.

A wide arch leads to a dining area.

### Dining Area 7'1" x 10'7" (2.17 x 3.24)

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

Natural light is provided by a upvc double glazed window to the rear aspect and upvc double glazed sliding doors giving direct access onto the rear garden

### First Floor

The landing is accessed by a straight flight staircase from the lounge. The landing has a textured ceiling, ceiling light point.

All doors are of six panel design.

### Bedroom 1 9'1" x 12'7" inc robes (2.79 x 3.85 inc robes)

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points and a television point.

The room benefits from a range of fitted wardrobes providing a good degree of hanging rail, shelving and storage.

### Bedroom 2 13'9" x 7'0" (4.20 x 2.14)

Textured ceiling, two ceiling light points, two double glazed windows to the rear aspect, two single panel radiators, provision of power points, access to the roof void.

### Shower Room 7'6" x 5'4" (2.30 x 1.64)

Textured ceiling, ceiling light point, upvc obscure double glazed window to the rear aspect, chrome heated towel rail. Wash hand basin set within a vanity unit with useful storage below, close coupled wc, double shower enclosure with electric AKW shower within.

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

Ceramic glazed tiled flooring and full height ceramic glazed tiled walls.

### Front Garden

The front garden is laid to slate chippings for ease of maintenance.

External utility meters and cold water tap.

### Rear Garden

The rear garden is laid to lawn with an area of patio to the rear boundary, creating a pleasant seating area.

### Garage 15'6" x 6'11" (4.73 x 2.13)

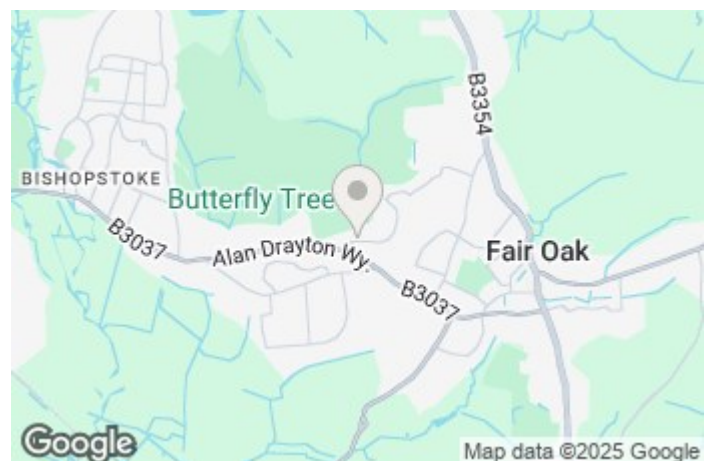
Accessed by an electric roller shutter door.

Electric consumer unit, lighting and power.

### Council Tax Band C

### Agents Note

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.

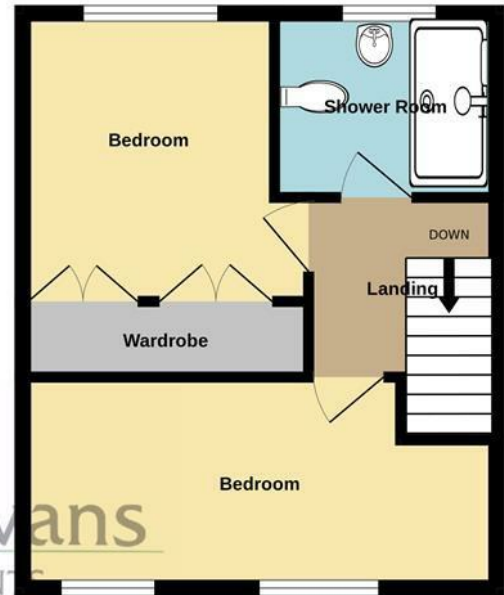




Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
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	