



## 1., Burns Road, Eastleigh, SO50 5DW £1,400 PCM

A Semi Detached House with off road parking in a convenient location close to local amenities. This family sized home comprises Hall, Cloakroom, Lounge with patio doors, Separate Dining Room and a Fitted Kitchen on the ground floor. A spacious landing, three Bedrooms which are served by a bathroom to the first floor.

The property is accessed from the road via a dropped kerb onto a driveway providing off road parking. A concrete path leads to a canopied entrance where a composite low maintenance door with chrome door furniture opens onto

### Entrance Hallway

Radiator,

Staircase leading to the first floor landing with useful understairs cupboard housing the electric fuse box.

### Dining Area 11'5" x 10'5" (3.5 x 3.2)

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



### Kitchen 12'1" x 10'2" (3.7 x 3.1)

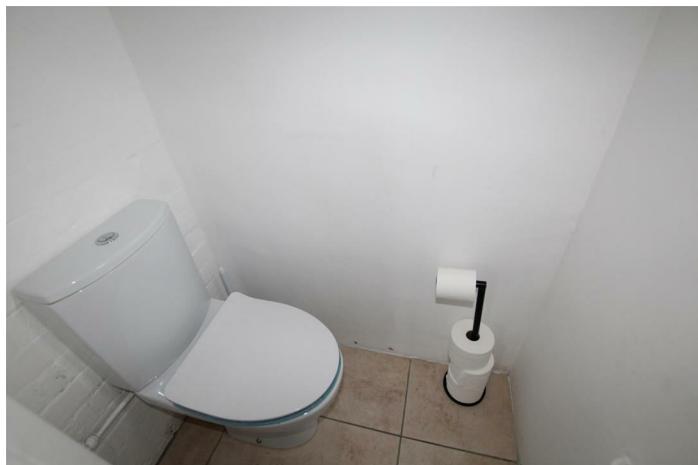
A dual aspect room with double glazed windows to the rear and side aspect. The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit, hob with extractor hood over, electric oven, space and plumbing for an automatic washing machine, space for a fridge freezer.

Tiled flooring, a part glazed door gives access onto the rear garden.



### Cloakroom

Obscure upvc double glazed window. Fitted with a modern close coupled dual flush wc, ceiling light point and a ceramic glazed tiled floor.



### Lounge 11'9" x 12'9" (3.6 x 3.9)

Smooth plastered ceiling, ceiling light point, natural light is provided by double glazed patio doors giving access to the rear garden. Laminate floor covering, double panel radiator, provision of power points.



### First Floor

The landing is accessed from the entrance hallway. Natural light is provided by a double glazed window to the front aspect. Smooth plastered ceiling, ceiling light point.

### Bedroom 1 11'5" x 11'9" (3.5 x 3.6)

Double glazed window to the rear aspect, smooth plastered ceiling, ceiling light point, single panel radiator.



### **Bedroom 2 10'2" x 11'9" (3.1 x 3.6)**

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



### **Bedroom 3 10'5" x 6'10" (3.2 x 2.1)**

Double glazed window to the rear aspect, radiator, smooth plastered ceiling, ceiling light point, provision of power points.



### **Family Bathroom 7'6" x 6'2" (2.3 x 1.9)**

Obscure glazed window to the side aspect, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, concealed cistern wc, heated towel rail. Smooth plastered ceiling, ceiling light point.



### **Rear Garden**

The rear garden is fully enclosed by timber fencing and is low maintenance as mainly laid to gravel. An area of wooden decking area immediately abutting the rear of the property.



### **Council Tax Band C**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	