



2, Birch Grove, Eastleigh, SO50 4PY £1,400 PCM

A light & airy 3 bedroom semi detached home, available to rent. This well presented home provides versatile accommodation, neutrally decorated served by a four piece bathroom suite. Off Road Parking is available, along with a garage. Unfurnished and Available Early January.

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

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The property is accessed along a path to a recessed front door with courtesy light over opens to

Front Garden

The front garden is principally laid to lawn with mature shrubs.

Entrance Hallway

Textured ceiling with coving, ceiling light point, single panel radiator, laminate floor covering.

Staircase leading to the first floor landing with useful understairs storage cupboard housing the electric meter and consumer unit.

Kitchen 9'8" x 7'11" (2.95 x 2.42)

A recently refitted kitchen with a good range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset composite sink unit with drainer and a mono bloc mixer tap over. Four burner 'Siemens' induction hob with matching extractor fan over. 'Siemens' fan assisted electric oven, 'Kenwood' tall fridge / freezer. Integrated 'Beko' slimline dishwasher, integrated 'Bloomberg' automatic washing machine.

Smooth plastered ceiling, six downlighters, upvc double glazed tilt and turn window to the front aspect, continuation of the laminate floor covering from the entrance hallway. Modern style radiator.



Lounge / Diner 23'11" x 12'4" narrowing to 9'2" (7.30 x 3.78 narrowing to 2.81)

Accessed via an opening from the entrance hallway. Textured ceiling with coving, two ceiling light points, upvc double glazed tilt and turn window to the front aspect, double panel radiator. Upvc double glazed window the rear aspect, double panel radiator. Provision of power points and television point.

The room centres on a modern electric fire.

A upvc double glazed door, gives access to the rear garden.



Bedroom 2 9'1" x 7'10" (2.78 x 2.40)

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator and a provision of power points.

First Floor

The landing is accessed by a turning staircase from the entrance hallway. Textured ceiling with coving, ceiling light point, access to the roof void.

A solid panel door opens to a storage cupboard.

Master Bedroom 10'9" x 13'10" (3.28 x 4.22)

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

Useful eaves storage. A cupboard opens providing useful storage.



Bedroom 3 7'0" x 6'9" (2.15 x 2.08)

Textured ceiling, ceiling light point. 'Velux' style window, double panel radiator, provision of power points.



Bathroom 10'10" x 5'3" (3.31 x 1.62)

Fitted with a modern four piece suite comprising double sink set within a vanity unit with storage below, panelled bath with a mono bloc mixer tap over. Close coupled wc, quadrant shower enclosure with thermostatic shower within and aqua board panel. Tiled to half height.

Smooth plastered ceiling, ceiling light point, extractor fan, obscure double glazed window to the front aspect.



Garden

A court yard style garden principally laid to paving for ease of maintenance with raised beds.

A couple of steps up lead to a pedestrian gate, giving access to the parking area.



Parking

Off road parking is available for a couple of vehicles.

Garage 15'5" x 7'11" (4.72 x 2.43)

Blue Door, accessed via a metal up and over door.

Council Tax Band C



