



8, Charden Road, Eastleigh, SO50 8JA
No Onward Chain £375,000

A well presented detached 2 bedroom bungalow, set amongst similar homes in a sought after location. This maintained home provides a welcoming entrance hallway, 20'4" x 10'10" lounge, 2 double bedrooms served by a 3 piece white shower suite. Enclosed rear garden with shrub beds provides a pleasant seating area. Offered with No Forward Purchase.

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

David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29



These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.

The property is accessed from the road via a dropped kerb onto a bloc paved driveway providing off road parking. A upvc door with obscure glazing opens to

Front Garden

The front garden is enclosed by a low level brick wall and principally laid to lawn with mature shrub beds.

Entrance Porch

Upvc double glazed windows to the front and side aspect, ceramic glazed tiled flooring. An aluminium obscure glazed door gives access into

Entrance Hallway

Textured ceiling, ceiling light point, coving, provision of power points, telephone point.

A cupboard opens providing slatted linen shelving and hanging rail.

Lounge 20'4" x 10'10" (6.20m x 3.30m)

Textured ceiling with coving, two ceiling roses and light points. A dual aspect room with a upvc double glazed walk in bay window and side aspect window, double panel radiator, provision of power points, television point.

From here a six panel door opens to the kitchen.



Kitchen 10'4" x 7'9" (3.17 x 2.38)

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 with drainer and a mono bloc mixer tap, four burner 'Neff' electric hob, electric double fan assisted oven. Integrated undercounter fridge, space and plumbing for an automatic washing machine. Linoleum floor covering, single panel radiator.

Textured ceiling with coving, ceiling light point, upvc double glazed window to the side aspect and upvc door opening to the side garden.

From here an opening leads to an inner hallway



Inner Hallway

Textured ceiling with coving, ceiling light point, access to the roof void, linoleum floor covering.

All doors are of a six panel design.

Master Bedroom 14'7" x 9'3" (4.45m x 2.82m)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points. The room benefits from a range of fitted furniture comprising two double wardrobes with hanging rail and shelving, further double wardrobe with hanging rail and shelving, chest of drawers and matching bedside table.



Bedroom 2 11'6" x 9'6" (3.51 x 2.90)

Currently being utilized as a dining room.

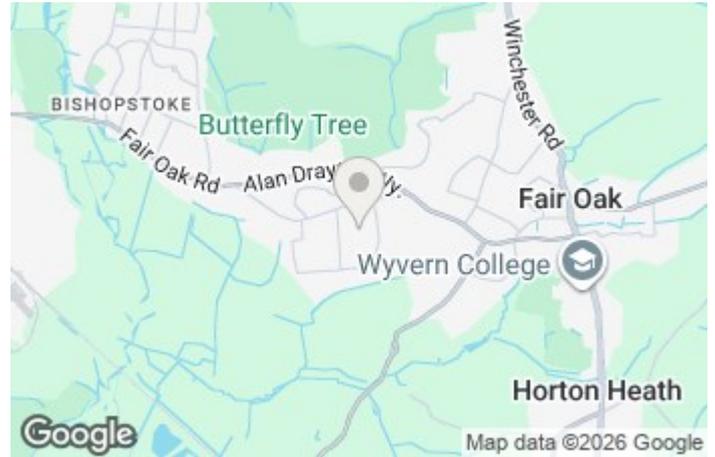
Textured ceiling, ceiling rose and light point, coving, upvc double glazed sliding door giving access to the rear garden, single panel radiator, provision of power points, obscure upvc double glazed window to height height to the side.



Garage 16'9" x 8'3" (internal) (5.13 x 2.54 (internal))

Accessed via a metal up and over door and a wooden personal door to the side. Electric consumer unit, provision of power points and a light point.

Council Tax Band D



Shower Room 6'0" x 5'6" (1.84 x 1.68)

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc, quadrant shower enclosure with thermostic shower valves.

Textured ceiling, ceiling light point, upvc obscure double glazed window to the side aspect, linoleum floor covering and a single panel radiator.



Rear Garden

Stepping out from the patio doors onto a pathway leading accross laid to bloc paving and down the side of the garage. A second arear of patio is located to the rear corner and laid to bloc paving. Enclosed by a low level brick wall



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 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		