



## 6, Kilmeston Close, Eastleigh, SO50 5LL

### £335,000

**SIMILAR PROPERTIES URGENTLY REQUIRED PLEASE CALL FOR FREE VALUATION**

Situated in a no through road, a modern 3 bedroom terraced property set amongst similar style homes. With light and airy accommodation throughout the property is arranged as a welcoming entrance hallway with cloakroom off, 14'4" x 15'3" lounge / diner with patio doors to the rear garden. Gloss white kitchen with a range of integrated appliances. All bedrooms are located on the first floor with the master boasting an ensuite facility.

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

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The property is accessed from the pavement via a canopied entrance porch where a composite door with obscure glazing and chrome door furniture opens to;

### Entrance Hallway

Smooth plastered ceiling, ceiling light point, laminate floor covering, provision of power points, electric consumer unit, telephone point. Wall mounted 'Honeywell' heating control thermostat.

Staircase leading to the first floor landing.

A door opens to a cupboard.

### Cloakroom

Fitted with a pedestal wash hand basin with ceramic glazed splashback tiling, close coupled wc with dual push flush.

Smooth plastered ceiling, ceiling light point, upvc obscure double glazed window to the front aspect, continuation of laminate floor covering, single panel radiator.



### Lounge 14'4" x 15'3" max (4.37m x 4.65m max)

Smooth plastered ceiling, two ceiling light points, upvc double glazed door giving direct access onto the rear garden with adjacent full height window. Continuation of laminate floor covering from the entrance hallway.

Double panel radiator, provision of power points, television, sky and telephone point.

From here a two panel door opens to an under stairs storage cupboard benefiting from power and lighting.



### Kitchen 12'11" x 7'8" (3.94 x 2.35)

The kitchen is fitted with a range of white gloss, 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. Inset 'Zanussi' four burner hob with a stainless steel chimney style extractor hood over, electric fan assisted oven. Integrated tall fridge / freezer, integrated full sized 'Kenwood' dishwasher. Integrated 'Bloomberg' automatic washing machine.

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, laminate floor covering. Behind a wall mounted cupboard is an 'Ideal' Logic combination boiler. Gloss grey brick work effect ceramic glazed splashback tiling.



### First Floor

The landing is accessed by a turning staircase from the entrance hallway, with a smooth plastered ceiling light point, access to the roof void, single panel radiator.

A door opens to an airing / cupboard with slatted linen shelving and bar heater, a second door opens to a further cupboard.

### Master Bedroom 10'11" x 10'6" (3.35 x 3.22)

Smooth plastered ceiling, ceiling light point, two upvc double glazed windows to the front aspect, single panel radiator, provision of power points.

A four panel door opens to an ensuite facility





### Bedroom 3 8'2" x 7'11" (2.50 x 2.43)

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



### Ensuite Facility 6'6" x 4'3" (1.99 x 1.32)

Fitted with a three piece white suite comprising wash hand basin set within a vanity unit with storage below, close coupled wc with dual push flush, walk in double shower enclosure with thermostatic shower valves within. Ceramic glazed splashback tiling.

Smooth plastered ceiling, five down lighters, extractor fan, heated towel rail.



### Family Bathroom 8'0" x 6'3" (2.44 x 1.92)

Fitted with a three piece white suite comprising wash hand basin set within a vanity unit, close coupled wc with dual push flush, panelled bath with a glass and chrome shower screen over and thermostatic shower valves and mixer tap within.

Smooth plastered ceiling, ceiling light point, extractor fan, obscure upvc double glazed window to the rear aspect, single panel radiator, linoleum floor covering. Shavers point,



### Bedroom 2 10'4" min x 11'0" (3.17 min x 3.36)

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



### Front garden

The front garden is enclosed by a low level brick wall with wrought iron railings over. Principally laid to paving for ease of maintenance.

External gas meter.

### Rear Garden

Stepping out from the lounge onto an area laid to patio, spanning the width of the property, continuing down one side boundary to a timber shed. Cold water tap.

The garden is principally laid to artificial grass from ease of maintenance and enclosed by timber fencing.

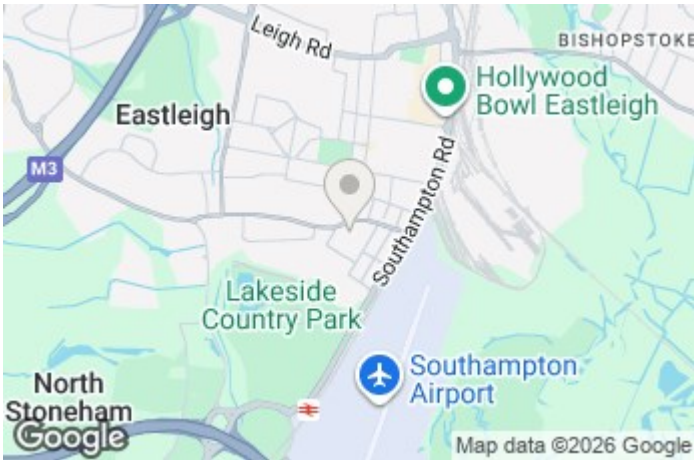
A pedestrian gate gives access to the undercroft.

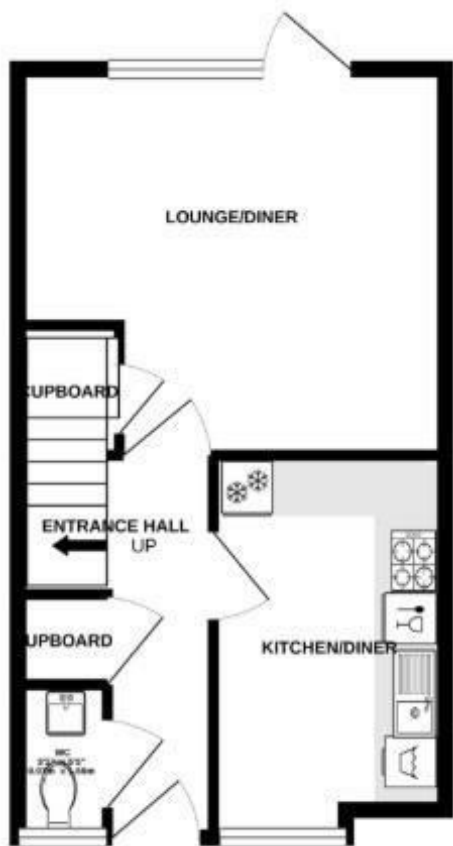


**Parking**

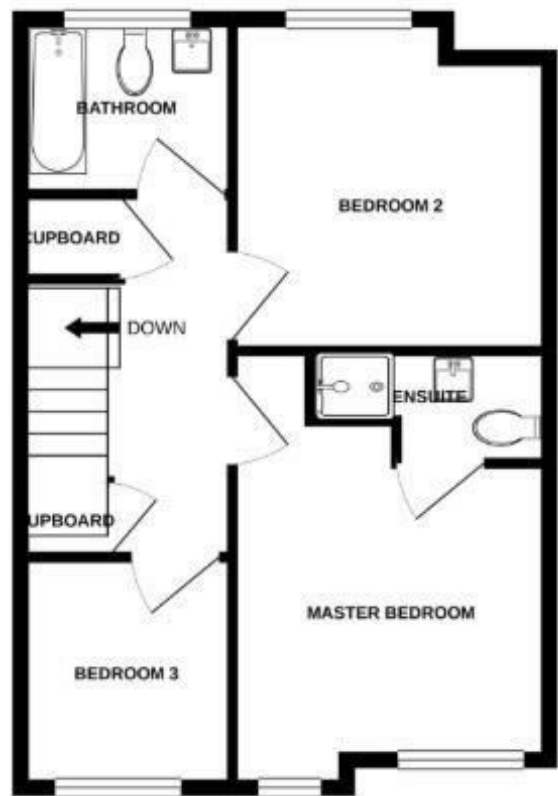
Parking is available via permits.

**Council Tax Band C**





GROUND FLOOR



1ST FLOOR

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	