



28, Stag Close, Eastleigh, SO50 8NX
£1,150 PCM

Ideally located for local shops and transport into Eastleigh. A 2 double bedroom first floor maisonette available to let. With gas fired central heating, double glazing, 12'5" x 13'9" lounge, fitted kitchen. White bathroom suite. The property is unfurnished and available now!

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 via a upvc door with canopied entrance porch over. Adjacent storage cupboard and external utility meter cupboards. A staircase leads to the first floor landing.

Landing

Smooth plastered ceiling, coving, ceiling light point, access to the roof void.

All doors are of a four panel design. A storage cupboard provides useful shelving, a second storage cupboard houses slatted linen shelving with electric bar heater.

Lounge 12'5" x 13'9" (3.78m x 4.19m)

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, double panel radiator, laminate floor covering, provision of power points, telephone and television point.

From here a four panel door opens to the kitchen.

Kitchen 10'6" x 9'6" (3.20m x 2.90m)

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, space and plumbing for an automatic washing machine, space for a tall fridge / freezer. Free standing electric double oven with four burner hob. Behind a wall mounted cupboard is a 'Worcester Bosch' combination boiler.

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, laminate floor covering.

Bedroom 1 12'7" x 10'4" (3.84 x 3.17)

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

A four panel door opens to a storage cupboard with shelving.

Bedroom 2 9'0" x 9'8" (2.76 x 2.95)

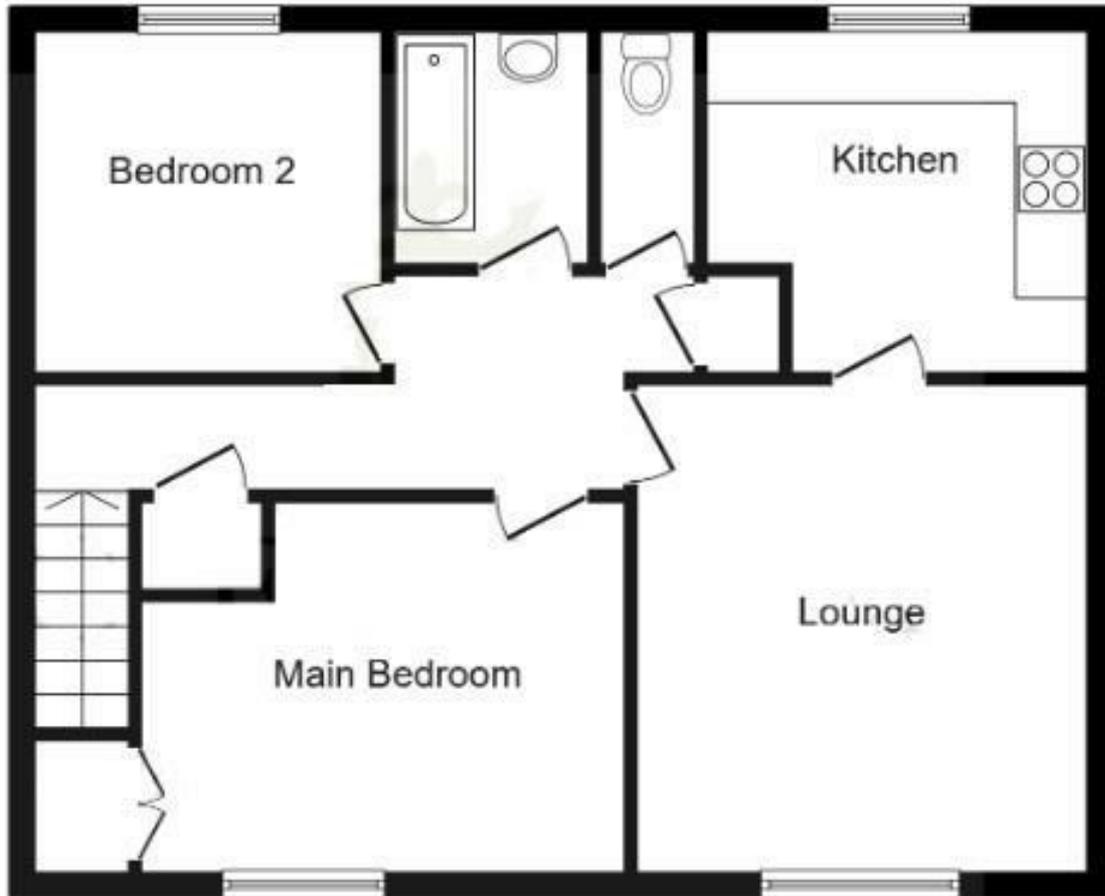
Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points.

Bathroom 6'8" x 5'5" (2.04 x 1.66)

Fitted with a three piece suite comprising wash hand basin set within a vanity unit and ceramic glazed splashback tiling, bath with thermostatic shower valves within and aquaboard panelling, close coupled wc.

Textured ceiling, ceiling light point, upvc obscure glazed window to the rear aspect, chrome heated towel rail and a linoleum floor covering.





First 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 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		