



25, Selwyn Gardens, Eastleigh, SO50 4PX

£1,200 PCM

A well presented two bedroom first floor maisonette located in the popular location of Boyatt Wood, close to local shops and schools with great links to the motorway. The property briefly comprises, entrance hallway with staircase to the first floor landing, good sized living room, newly fitted kitchen, two well proportioned bedrooms and a modern bathroom suite. The property also benefits from an enclosed garden, garage and driveway. Unfurnished and available mid Early/mid September.

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

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A first floor two bedroom maisonette with a garage and private garden. A canopied entrance with censored courtesy light and a part obscure double-glazed door with chrome door furniture then opens onto the

ENTRANCE HALLWAY

Vinyl floor covering, ceiling light point, stairs giving access to the first floor landing with white painted handrail, an L-shaped landing with natural light provided by double glazed window to the side elevation with opening casement, wood laminate floor covering, double panelled radiator, four downlighters, smoke alarm, access to the roof void, one wall is a chalk board, wall mounted digital thermostat for the central heating, loft access with ladder and has some boarding as well as lighting.

LIVING ROOM 16'9" x 11'0" (5.12 x 3.36)

Double glazed window to the front elevation with side and top opening casement, double panelled radiator, laminate floor covering, TV point, Fibre optic internet connection, coved ceiling, ceiling light point.



KITCHEN 10'10" x 9'1" max (3.31 x 2.79 max)

Double glazed window to the rear elevation with opening casement overlooking the garden, the kitchen itself has been re-fitted with a range of handle-less dark blue cabinets with complimentary wood effect roll edge heat resistant work surfaces, ceramic tiled floor, inset single drainer sink unit with a mono block mixer tap above, built in Beko electric fan assisted oven and grill with an inset four burner induction hob with splashback, stainless steel extractor over, built in Hisense full size integrated dishwasher, Samsung washing machine, Bosch fridge / freezer, a plumbed in heated towel rail, coved ceiling with four downlighters, a cupboard housing the electric meter and fuse box.



BEDROOM 1 11'0" x 12'7" (3.36 x 3.84)

Double glazed window to the rear elevation, laminate floor covering, double panelled radiator, excellent storage with a range

of full height wardrobes across the entire length of one wall with hanging rail and shelving, two wall mounted TV points with power provided, coved ceiling with seven downlighters as well as central pendant light point.



BEDROOM 2 12'9" x 9'1" max (3.90 x 2.77 max)

Double glazed window to the front elevation with side and top opening casements, laminate floor covering, double panelled radiator, coved ceiling, ceiling light point, header for the stairwell.



BATHROOM 6'9" x 5'8" (2.08 x 1.75)

An obscure glazed window to the side elevation with opening casement, a modern contemporary three piece white suite comprising a panelled bath with chrome hand rails and mixer tap with shower attachment, curtain and rail, close coupled concealed close coupled dual flush WC, sink unit with a chrome mono-bloc tap with push button waste, two useful storage drawers underneath, complimentary half tiled wall, tiled to the full height around the bath and shower area, ceramic tiled floor, plumbed in chrome heated towel rail, coved ceiling with four downlighters, ceiling extractor fan, a door opens onto a very useful storage cupboard housing the gas boiler, carbon monoxide detector, shelving, gas meter.



EXTERNALLY

The property benefits from its own enclosed garden to the rear which is adjacent to the garage.

REAR GARDEN

Fully enclosed via close boarded and timber panelled fencing, mainly laid to lawn with flower/shrub borders, a gate then leads to the driveway and garage, there is no light or power in the garage,

Council Tax Band B



