



## 28, Cumberland Avenue, Eastleigh, SO53 2JX £1,550 PCM

A very good sized 3 bedroom semi detached house, recently refurbished with an enclosed rear garden and off road parking. This family sized house is situated in a popular location close to local amenities and within easy access of motorway links. The house has a modern fitted kitchen with dining area off, separate lounge, first floor bathroom. Unfurnished & Available Early May.

The property is accessed from the road onto a dropped kerb where a driveway creates an area of off road parking.

The property is accessed from the side via a upvc glazed door, adjacent window and courtesy light over opens onto

### **Entrance Hallway**

Smooth plastered ceiling, ceiling light point, laminate floor covering, turning staircase to the fist floor landing with useful under stairs storage cupboard and houses the electric consumer unit/fuse board, and both the gas and electric meters. Power point, double panel radiator, wall mounted BSI thermostatic control unit.

### **Lounge 14'11" x 11'5" (4.55 x 3.50)**

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



### **Kitchen / Diner 14'10" x 8'7" (4.53 x 2.64)**

Smooth plastered ceiling, two ceiling light points, double panel radiator, upvc double glazed window to the rear aspect and a upvc double glazed door giving direct access onto the rear garden, single panel radiator.

The kitchen is fitted with a range of low level light grey gloss fronted cabinets, heat resistant square edge worksurface with a good range of matching cupboard and drawer base units underneath and matching wall mounted cupboards over. Inset composite sink with drainer and a mono block mixer tap over, four burner 'Hotpoint' electric hob, stainless steel splashbacks, and extractor fan over. Neff electric fan assisted oven, space of a tall fridge / freezer, space and plumbing for an automatic washing machine. A Valliant boiler is concealed behind one of the wall mounted cupboards. Ceramic glazed tiled floor



### **First Floor**

The landing is accessed by a turning staircase from the entrance hallway. The landing has a smooth plastered ceiling, access to the roof void.

All doors are of a four panel design.

### **Bedroom 1 14'9" x 8'9" (4.52 x 2.68)**

Smooth plastered ceiling, ceiling light point, upvc double glazed windows to the rear aspect, single panel radiator, provision of power points. A storage cupboard opens providing useful storage.



### **Bedroom 2 8'5" x 9'8" (2.57 x 2.95)**

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



### **Bedroom 3 11'7" x 6'1" (3.55 x 1.87)**

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points. A cupboard opens providing useful storage.



### **Bathroom 8'0" x 5'5" (2.44 x 1.67)**

Smooth plastered ceiling, ceiling light point, extractor fan, two obscure upvc double glazed window to the side aspect, chrome heated towel rail. The bathroom is fitted with a three piece white suite comprising pedestal wash hand basin, low level wc. P Shaped bath with glass shower screen and mixer tap with shower attachment. Ceramic glazed tiled walls, and flooring.



### **Front Garden**

The front garden is principally laid to shingle for ease of maintenance and off road parking. Shrub bed.

### **Rear Garden**

An area is laid to patio providing a very pleasant seating area. Cold water tap, the garden is principally laid to lawn with a further area to the rear boundary laid to a raised patio area.

Brick built shed.



### **Council Tax Band C**



