



**48, Nightingale Avenue, Eastleigh, SO50 9JU**  
**£375,000**

A 3 bedroom semi detached family home situated in a popular location and close to Flemming Park. The accommodation is currently arranged as entrance hallway, downstairs cloakroom, welcoming lounge, 22'2" x 10'5" kitchen / diner. To the first floor are all three bedrooms and a bathroom suite. Rear garden. An ideal family home with its proximity to schools, playing fields and a sports centre, with a short walk into the town centre itself.

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

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The property is accessed from the road via a dropped kerb onto an area laid to gravel providing off road parking. A path leads to a upvc door with obscure glazing and courtesy light over opening to

### Entrance Hallway

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, single panel radiator. Tiled flooring

Staircase leading to the first floor landing, a storage cupboard opens with shelving and a telephone point.

### Lounge 13'9" x 11'9" (4.20 x 3.60)

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



### Kitchen / Diner 22'2" x 10'5" (6.76m x 3.18m)

Smooth plastered ceiling, nineteen LED downlighters, upvc double glazed window to the front and side aspect with upvc double glazed patio doors opening to the rear garden, continuation of tiled floor from the entrance hallway, two double panel radiators.

Space for a dining table



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 'Hotpoint' six burner gas hob with chimney style extractor hood over. Stainless

steel sink unit with drainer and a mono bloc mixer tap over. Integrated 'Bosch' electric fan assisted oven, space for two undercounter appliances and space for a tall fridge / freezer.

From here a panel door opens to an understairs storage cupboard. A second door opens to a ground floor cloakroom.

### Cloakroom

Smooth plastered ceiling, two downlighters, obscure upvc double glazed window to the side aspect, ceramic glazed tiled flooring. Fitted with a two piece white suite comprising wash hand basin set within a vanity unit with storage below, low level wc with dual push flush. Wall mounted extractor fan. 'Valiant' combination boiler.

### First Floor

The landing is accessed by a straight flight staircase from the entrance hallway. Smooth plastered ceiling, coving, ceiling light point, access to the roof void (which benefits from lighting).

### Bedroom 1 13'10" x 12'11" (4.22 x 3.95)

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



### Bedroom 2 10'5" x 10'1" (3.20 x 3.09)

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



### Bedroom 3 11'8" x 6'4" (3.57 x 1.95)

Smooth plastered ceiling, coving, ceiling light point, upvc double

glazed window to the rear aspect, single panel radiator, provision of power points.



### Family Bathroom 7'0" x 5'6" (2.15 x 1.69)

Fitted with a three piece white suite comprising wash hand basin set over a vanity unit with mono bloc mixer tap, close coupled dual flush wc, 'L' shaped bath with glass and chrome shower screen over and thermostatic 'Myra' shower within.

Smooth plastered ceiling, three downlighters, obscure upvc double glazed window to the rear aspect, chrome heated towel rail.



### Rear Garden

The rear garden is a prominent feature of this property which is 'South' facing. Stepping out onto an area laid to decking with LED lighting. An area laid to bark chipping.

Principally laid to lawn and enclosed by timber panel fencing with raised beds to the rear boundary.

A brick built shed.



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	