



16, Barn Piece, Eastleigh, SO53 4HP £1,150 PCM

Welcome to this attractive two-bedroom terrace home, perfectly situated in the popular Knightwood Park and within the desirable Thornden School catchment area.

As you enter the property, you are greeted by an entrance hall that leads to a spacious living room
Seperate kitchen

Upstairs you will find features two generously sized bedrooms. The family bathroom featuring a shower over the bath.

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

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The property is accessed along a paved path to a composite door with obscure glazed panel.

Entrance Hallway

Smooth plastered ceiling, ceiling light point, laminate floor covering, double panel radiator, power point.

Staircase leading to the first floor accommodation.

Kitchen 10'5" x 6'6" (3.20 x 1.99)

The kitchen is fitted with a range of 'Beech' effect fronted cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer with a pair of taps. Four burner 'Beko' gas hob, electric matching fan assisted oven. Space for a tall fridge / freezer, space and plumbing for an automatic washing machine, space for a slim line dishwasher. Ceramic glazed splashback tiling.

Smooth plastered ceiling, ceiling light point, box bay window, double panel radiator, linoleum floor covering.

Lounge 13'5" x 12'11" (4.11 x 3.95)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect and a pair of patio doors opening to the rear garden, continuation of laminate floor covering. Two radiators.

A four panel door opens to an under stairs storage area.

First Floor

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

All doors are of a four panel design.

Bedroom 1 12'3" x 9'6" (3.74 x 2.90)

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

A four panel door opens to an airing cupboard, housing a hot water cylinder and shelving.

Bedroom 2 11'3" x 7'10" (3.43 x 2.40)

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

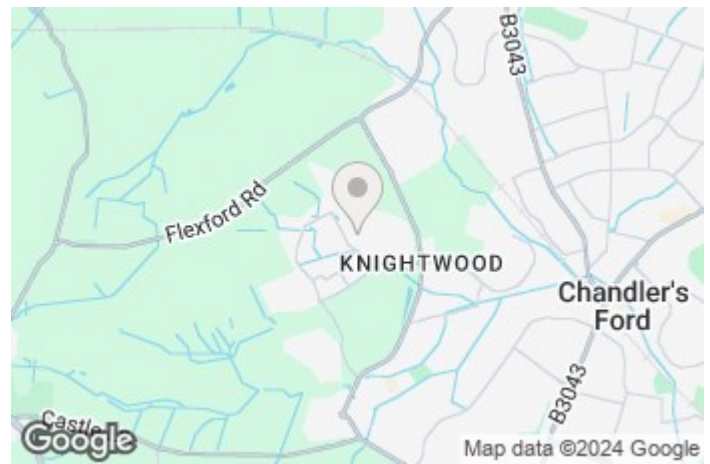
Family Bathroom 8'3" x 4'10" (2.52 x 1.48)

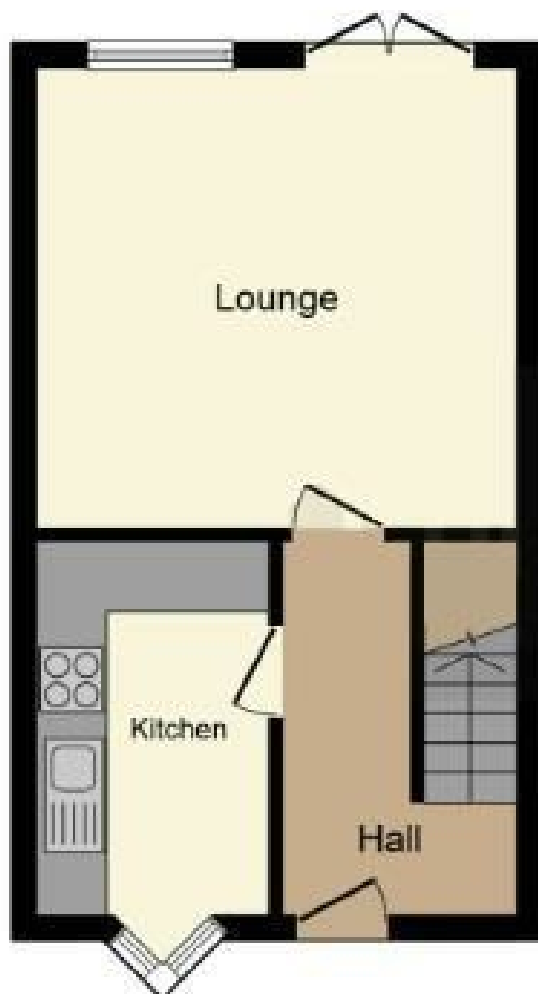
Smooth plastered ceiling, two light points, extractor fan, obscure upvc double glazed window to the rear aspect, single panel radiator, linoleum floor covering.

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc, panel bath, with thermostatic shower within.

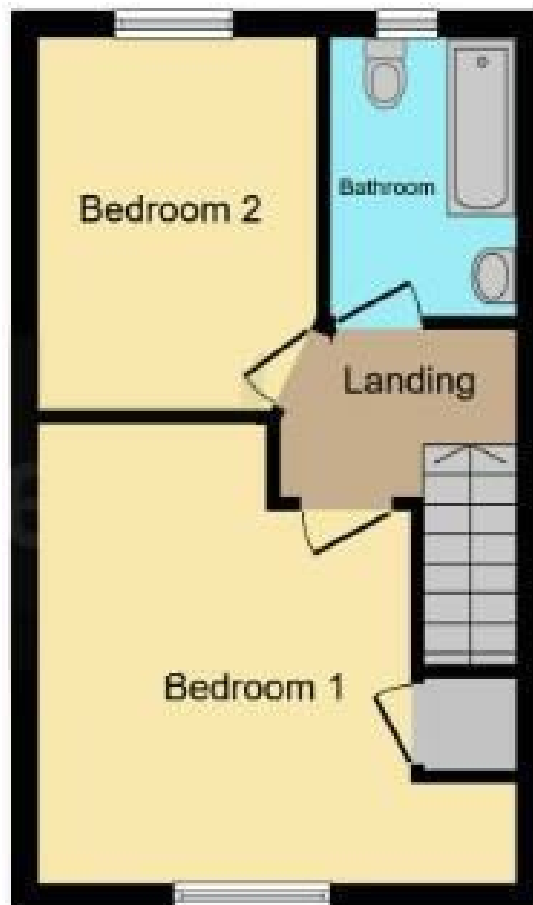
Rear Garden

Stepping out onto an area laid to patio, a block paved path leads down one side of the garden to a second area of patio. The garden is enclosed via timber fencing.





Ground Floor



First Floor

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 92 |
| (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 | |