David Evans
ESTATE AGENTS

Property Details

TEL: (023) 8061 6060
www.david-evans.co.uk









18., Twyford Road, Eastleigh, SO50 4HJ
Offers In Excess Of £230,000

A 2 bedroom cottage within easy walking distance of the mainline railway station and the town centre itself. Whilst retaining its charm, the cottage has been extended to the rear to provide a fitted kitchen.
Opening into the sitting room, a separate dining room is accessed across a small inner hall. The first floor bathroom is accessed through the second bedroom. The long rear garden leads to a brick storage shed conveyed with the property.

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

The Property Ombudsman · APPROVED CODE TRADINGSTANDARDS.GOV.UK · OnTheMarket.com · Relocation agent network · ClientMoney Protect · TDS Tenancy Deposit Scheme member

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.

A 2 bedroom Victorian terraced property.

The property is accessed via a canopied entrance porch and opened via a upvc door with obscure double glazed panel opening to

Front Garden
The front garden is enclosed by a a low level brick wall and laid to hardstanding for ease of maintenance. External gas meter and power point.

Lounge 11'11" x 11'10" (3.65 x 3.63)
Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, laminate floor coveirng, single panel radiator, provision of power points.

The room centres on an electric brick fire.

From here an inner hallway houses the staircase to the first floor accommodation and a partial glazed door to the;

Dining Room 11'11" x 11'10" (3.64 x 3.63)
Smooth plastered ceiling, ceiling light point, double panel radiator, upvc double glazed window to the rear aspect, continuation of lamiate floor covering, provision of power points and a television point.

The room centres on an electric coal effect fire.

A part glazed door opens to the kitchen, and two panel door to a ground floor cloakroom.

Cloakroom
Smooth plastered ceiling, ceiling light point, laminate floor covering, low level wc with concealed cistern, wash hand basin with a mono bloc tap, electric consumer unit and electric meter.

Kitchen 13'10" x 6'10" (4.24 x 2.09)
the kitchen is fitted with a range of 'Cherry' effect low level and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards. Inset four burner gas hob, electric fan assisted oven, space for a tall fridge / freezer, space and plumbing for an automatic washing machine. Inset stainless steel sink unit with drainer and a mono bloc mixer tap.

Textured ceiling, two ceiling light points, upvc double glazed window to the rear and side aspect, and a upvc door with obscure panel, continuaiton of laminte floor covering.

Rear Garden
The rear garden is enclosed by timber fencing. An area laid to gravel, and to lawn providing a very pleasant seating area.

A pickett gate leads to a rear pedestrian access.

Brick buit shed with tiled roof.

First Floor
The landing is accessed by a straight flight staircase from the inner hallway.

Bedroom 1 11'10" x 12'0" (3.63 x 3.67)
Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, double panel radiator, provision of power points.

Bedroom 2 12'0" x 11'11" (3.66 x 3.65)
Smooth plastered ceiling, ceiling light point, double panel radiator, provision of power points, upvc double glazed window to the rear aspect.

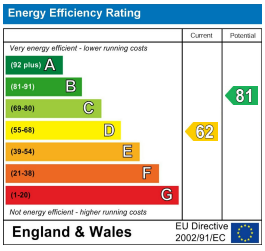
A two panel door opens to a storage cupboard providing haning rail. A four panel door opens to a cupboard housing a 'Valiant' combination boiler, a two panel door opens to the shower room.

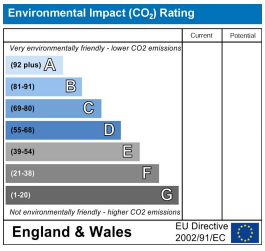
Shower Room 7'10" x 6'11" (2.39 x 2.11)
Smooth plastered ceiling, spot lights, upvc obscure double glazed window to the side aspect, chrome heated towel rail. Pedestal wash hand basin, low level wc, double shower enclosure with a glass and chrome sliding door with thermostatic shower valves. Ceramic glazed tiled flooring, and walls tiled to full height.

Council Tax Band B
£1,823.95









David Evans Estate Agents, 4 High Street, Eastleigh, Hants, SO50 5LA
Tel: 02380 616060 | Fax: # | sales@david-evans.co.uk | www.david-evans.co.uk