



228, High Street, Eastleigh, SO50 5NA £1,200 Per Month

A surprisingly spacious 2 bedroom character house just a short walk to the town's mall, cinema, shops and station. With two reception rooms, a modern fitted kitchen and a utility or breakfast room providing versatile living accommodation. Each of the two double sized bedrooms has an original cast iron fireplace remaining as a feature. The white bathroom is located on the first floor with both a bath and shower. The house has modern gas central heating and double glazing. The rear garden is fully enclosed. Permit parking. Unfurnished and available now.

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

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LIVING ROOM

A spacious and light family living room with a bay window with double glazed units to the front aspect. The room centres on an open fireplace and there is a gas point to one side.



DINING ROOM

A second large reception room. A double glazed window overlooks the rear garden and the room has an exposed wooden floor and a solid fuel boiler inset to a brick fireplace creating heating for the room.



KITCHEN

The kitchen is fitted with a good range of modern white gloss fronted base and wall units with stainless steel handles and heat resistant work surfaces, one with an inset Franke one and a half bowl single drainer stainless steel sink with a chrome mono block tap above. The walls are part tiled with glazed ceramics and the room has exposed wooden flooring. A double panelled radiator has a work surface above, power points are well placed.



Appliances provide a built in a quality Bosch electric fan assisted oven and grill, an inset four burner gas hob in stainless steel, and a wall mounted Worcester combination gas boiler for the domestic hot water supply and the central heating has timing controls for the settings. Ceiling light point. A doorway leads through to a utility/breakfast room.

UTILITY/BREAKFAST ROOM

The room is very well supplied with power points, space and plumbing are provided for a washing machine, and a power breaker button is provided for the electrics into a shed.

BEDROOM 1

Accessed via a four panelled door from the landing, the large principal bedroom has two double glazed windows to the front elevation. A pleasant feature of the room is the original cast iron fireplace (not in use) and the room has a single panelled radiator. Power points, telephone point, tv aerial lead. From this room a further four panelled door opens to a landing which gives individual access to the bathroom at the rear.



BEDROOM 2

Accessed from the landing via a four panelled door, the second bedroom has a double glazed window overlooking the rear garden. Again, this room has an original cast iron fireplace (not in use) as a pleasant focal point.

FIRST FLOOR BATHROOM

From the landing a four panelled door opens to the bathroom which has a four piece white suite of a panelled enamelled bath with a chrome mixer tap and shower attachment, a separate and

fully tiled shower cubicle with a magnetic door and a Triton electric shower, a pedestal wash hand basin, and a close coupled wc. The walls are part tiled with glazed ceramics and the flooring is painted wooden boards.



REAR GARDEN

The garden to the rear is fully enclosed by brick walling and timber fencing and abutting the rear of the house is a paved patio area. The garden itself is a good size and laid principally to lawn with flower and shrub borders. A rear pedestrian gate opens to an access path and a concrete hardstanding is arranged for a good sized garden shed. Sensored halogen lighting is installed and a cold water tap.



Council Tax Band B



