



165, Chamberlayne Road, Eastleigh, SO50 5JG
£200,000

A well planned and efficient ground floor apartment, beautifully presented and with a fenced garden to the rear and off road parking provision. The accommodation provides entrance hall, a very light lounge/dining room with an expanse of double glazed doors and windows to the garden, an applianced kitchen, 2 bedrooms and a stylish white bathroom. Plain plastered ceilings have downlighters, gas central heating is installed. Certainly worth an early viewing! **SHARE OF FREEHOLD**

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

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Off road parking and rear garden

The property is accessed along a paved path leading down the side of the property. A upvc door with obscure glazed window and courtesy light opens to

Front Garden

The front garden is enclosed by low level brick wall with wrought iron gate. Laid to gravel for ease of maintenance.

External gas meter.

Rear Parking

Accessed via the rear service road. Parking is laid to concrete hard standing.

Entrance Hallway

Smooth plastered ceiling, downlighter, single panel radiator, laminate floor covering.

Lounge 16'2" x 8'9" (4.93 x 2.68)

Continuation of laminate floor covering from the entrance hallway, double panel radiator provision of power points, television point. Upvc double glazed patio doors, giving direct access onto the rear garden with adjacent full height window.



Kitchen 5'10" x 8'3" (1.78 x 2.54)

The kitchen is fitted with a range of white gloss fronted, low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset composite sink unit with drainer and a mono bloc mixer tap, four burner gas hob with chimney style extractor hood over. Electric 'Beko' oven. Ceramic glazed splashback tiling.

Smooth plastered ceiling, two ceiling light points, upvc double glazed window to the side aspect, continuation of laminate floor covering.



Inner Hallway

Smooth plastered ceiling, two ceiling light points, continuation of laminate floor covering.

A two panel door opens to useful understairs storage.

Master Bedroom 11'10" x 12'11" into bay (3.62 x 3.96 into bay)

Smooth plastered ceiling, ceiling light point, walk in double glazed bay window, double panel radiator, provision of power points and lamp point.



Bedroom 2 9'3" x 5'8" (2.83 x 1.75)

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

A two panel door opens to a cupboard housing a 'Baxi' combination boiler 18 months old.



Bathroom 6'8" x 5'5" (2.04 x 1.67)

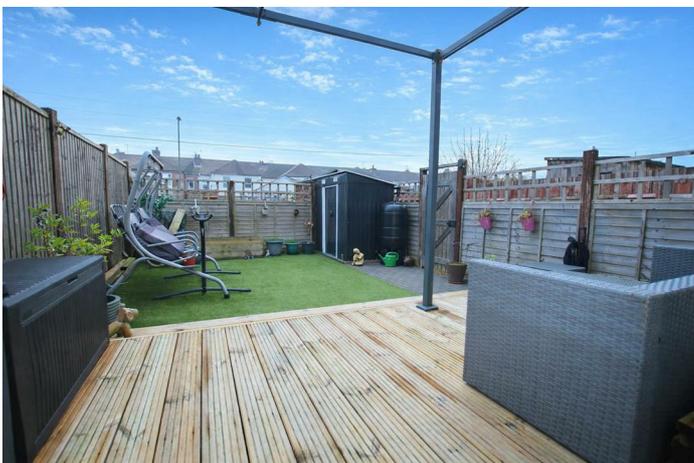
Fitted with a three piece suite comprising wash hand basin set within a vanity unit with storage below, low level wc with dual push flush. P shaped bath with glass and chrome shower screen over, mono bloc mixer tap and thermostatic shower valve.

Smooth plastered ceiling, two downlighters, extractor fan, ceramic glazed tiled flooring, chrome heated towel rail.



Rear Garden

Stepping out from the lounge patio doors onto an area laid to decking. Principally laid to artificial grass, enclosed by timber panel fencing.



TENURE

This maisonet is leasehold but has the benefit of sharing the freehold title with the first floor apartment which means there is no ground rent or maintenance charge.

Council Tax Band A



