



77, Haig Road, Eastleigh, SO50 8JF
No Onward Chain £435,000

The property sits on a corner plot in a popular quiet road of similar homes within comfortable walking distance of a local parade of shops. The accommodation is versatile, providing three double bedrooms. A very pleasant bright living room, fitted kitchen, dining room and three piece shower room.

Gas central heating is installed and double glazing. A driveway would accommodate off road parking, leading to a detached garage.

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 a paved driveway, in turn leading to the garage. A couple of steps up leads to a upvc door with courtesy light over, opening to.

Entrance Hallway

Textured ceiling, four wall light points, wall mounted 'Worcester Comfort' heating contro thermostat, single panel radiator.

A cloaks cupboard opens providing haing rail and shelving. A second cupboard opens and houses a 'Worcester Bosch' combination boiler.

All doors are of a solid panel design.

Lounge 14'0" x 10'10" (4.28 x 3.32)

Textured ceiling with coving, four wall light points, upvc double glazed window to the front and side aspect, single panel radiator, provision of power points, television point.

An aluminium sliding door opens to a dining room.

Dining Room 20'3" x 8'0" (6.18 x 2.45)

Either accessed from the lounge, or independelty from the entrance hallway.

Textured ceiling, coving, ceiling light point, three wall light points, two singe panel radiator, upvc double glazed window to the rear and side aspect, provision of power points.

From here an arch opening leads through to the kitchen.

Kitchen 11'1" x 6'7" (3.40 x 2.025)

The kitchen is fitted with a range of 'light wood fronted' cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit, oven with hob over. Space and plumbing for an automatic washing machine, space for a tall fridge / freezer.

Textured ceiling, ceiling light point, upvc double glazed window to the side aspect, upvc window and door giving access to the side and rear garden.

Bedroom 1 12'0" x 10'5" inc robes (3.66 x 3.18 inc robes)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points.

The bedroom benefits from a range of fitted furniture including triple and single wardrobe provding hanging rail and storage, buit in dressing table with a wall light point.

Bedroom 2 10'4" x 9'3" (3.17 x 2.82)

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

Bedroom 3 7'7" x 8'11" (2.33 x 2.72)

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

Family Shower Room 6'3" x 5'7" (1.93 x 1.72)

Fitted with a three piece suite comprising wall mounted wash hand basin with a mono bloc mixer tap, low level wc with dual push flush, quadrant shower enclosure with glass and chrome sliding doors and thermostatic shower valves within. Ceramic glazed tiling to full height within the shower enclosure and to half height thereafter.

Textured ceiling, ceiling light point, upvc obscure double glazed window to the rear aspect, chrome heated towel rail.

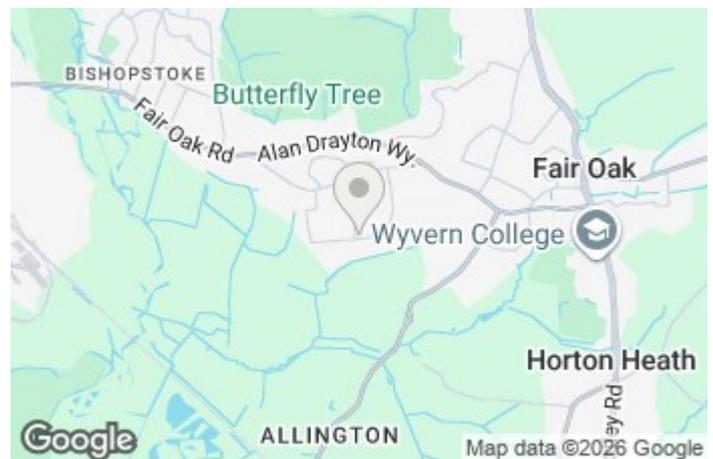
Rear Garden

Stepping out from the kitchen door onto an area laid to patio. The rear garden is principally laid to patio, providing a very pleasant seating area with some areas of lawn and shrub beds. External cold water tap.

A wrought iron pedestrain gate, gives access to the front.

Garage 28'8" x 8'0" (8.75 x 2.46)

A tandem lenth garage, accessed via a metal up and over door and benefits from lighting and power. Natural light is provided by a single glazed door, and pedestrian access into the garden.



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 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		