



239, Chamberlayne Road., Eastleigh, SO50 5HX
£280,000

NEW TO THE MARKET... A superb larger than average Victorian 3 bedroom end of terrace family sized home. It has recently undergone an extensive refurbishment and is situated at the end of a no-through road close to Eastleigh town centre. To the ground floor, a welcoming entrance vestibule opens into a large open plan lounge / dining room and onto a modern fitted kitchen to the rear of the property. To the first floor all three bedrooms are of a good size and bathroom benefits from a new three piece white bathroom suite which complements the property. The rear garden is fully enclosed and benefits from off road parking to the rear. Viewings are highly recommended and is offered with no forward chain.

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

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A three bedroom end of terraced home which has been fully refurbished to a high standard and is situated along a no through road, conveniently located within close walking distance to Eastleigh Town Centre. The property is accessed from the road via a wrought iron gate, a decorative tiled footpath leading to a recessed canopied entrance with sensor light, part obscure double glazed UPVC door opening onto the

ENTRANCE VESTIBULE

Plain plastered ceiling, ceiling light point, stripped white painted door with chrome door furniture opening onto a nice open plan ground floor living arrangement.

LOUNGE / DINING ROOM 25'5" into bay x 13'9" into stairwell (7.75 into bay x 4.21 into stairwell)

The lounge end has a walk in double glazed bay window to the front elevation with central top opening casements and at the dining end is a further double glazed window to the rear elevation with top opening casement, four double radiators with individual thermostats, five double power points, plain plastered ceiling with nine down lighters, wired in smoke alarm, stairway to the first floor landing with a very useful cupboard underneath which has an internal light and houses the fuse box, a large opening to the



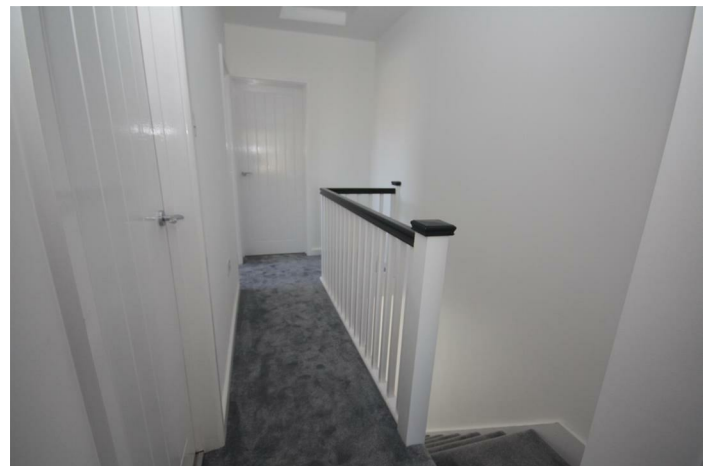
FIRST FLOOR ACCOMODATION

The landing is accessed via a straight flight staircase. Plain plastered ceiling, ceiling light point, smoke alarm, access to the roof void, double power socket on the landing. All of the internal doors on the first floor are gloss white painted strip design with chrome door furniture.



KITCHEN 15'1" max x 8'1" (4.62 max x 2.48)

A dual aspect room with double glazed windows to the rear and side elevation both with top opening casement. The newly fitted kitchen is of high quality in a charcoal matt finish. The Kitchen comprises quartz style heat resistant work surfaces with an excellent range of matching cupboard and drawer base units and wall mounted cupboards with tiled splashbacks. Inset single drainer stainless sink with a chrome mono-bloc mixer tap over, pelmet lighting, built in Zanussi electric fan assisted oven with a four burner electric ceramic hob above and Elica contemporary extractor fan. A useful plinth drawer below, integrated AEG full size dishwasher, integrated Beko fridge/freezer, integrated Zanussi washing machine. One of the units conceals a brand new Worcester-Bosch combination boiler with wireless thermostat, four double power sockets two with USB charging points, plain plastered ceiling, six downlighters, wired in smoke alarm, Grey light wood laminate floor. Room for a small breakfasting table. An half glazed UPVC door giving access to the rear garden.



BEDROOM 1 13'9" x 11'1" (4.20 x 3.40)

Spanning the full width of the house, two double glazed windows to the front elevation with opening casements, double panelled radiator, four double sockets, TV point, plain plastered ceiling, ceiling light point.



BEDROOM 2 14'2" x 8'3" (4.32 x 2.54)

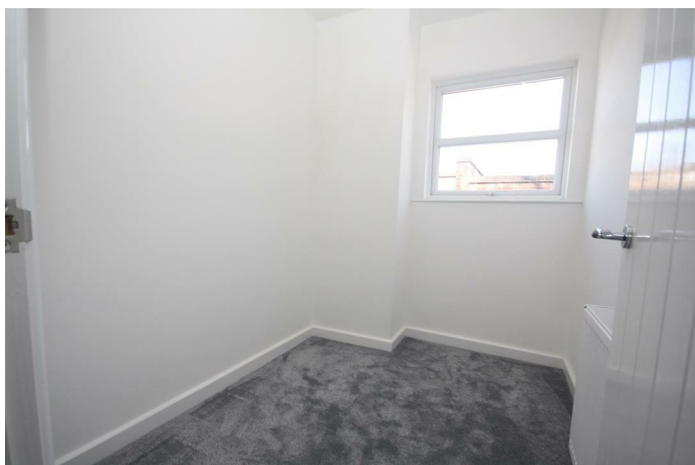
Double glazed window to the rear with opening casement, double panelled radiator, two double sockets, plain plastered ceiling, ceiling light point.



EXTERNALLY

BEDROOM 3 8'0" max x 6'2" max (2.46 max x 1.88 max)

Double glazed window to the side elevation with opening casement, double panelled radiator, two double sockets, plain plastered ceiling, ceiling light point.



TO THE FRONT

Enclosed via a brick wall, a number of shrubs with wood chippings alongside.

TO THE REAR

Fully enclosed via close boarded fencing and hedgerow, laid principally to lawn with useful metal storage shed, gate from the garden opening onto the

BATHROOM 7'11" x 5'4" (2.43 x 1.64)

Double glazed window to the rear elevation with top opening casements. New three piece white suite comprising panelled bath with chrome hand rails and mixer tap, plumbing in shower with fixed head, close coupled dual flush WC. Vanity Unit wash hand basin with chrome mono-bloc tap with double storage cupboard underneath. Tiled around basin, bath and shower area, ceramic tiled floor, wall mounted chrome plumbed in heated towel rail, wall mounted extractor fan, plain plastered ceiling, ceiling light point.



PARKING AREA

Fitted with lockable bollards.



