



39, Mortimers Lane, Eastleigh, SO50 7BH
£350,000

A fantastic opportunity to acquire a non-estate three bedroom detached bungalow, set back from the road, in the popular location of Fair Oak close to local shops, schools and amenities. This property could benefit from cosmetic refurbishment but offers lots of potential to improve and expand SSTP. The property has three well proportioned bedrooms, living room with conservatory attached, kitchen with another conservatory/utility area attached, newly fitted bathroom and a good sized rear garden. The property also benefits from a double garage and large front garden providing off road parking for multiple vehicles.

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

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A large 3 bedroom detached bungalow in need of cosmetic improvements with a large double garage to the side, entering the property from Mortimer's Lane, a dropped kerb and a 5 bar timber gate, the front garden is enclosed to the front boundary by a timber panelled fence, to one side the boundary is a stone wall, to the front is a large concrete driveway hardstanding providing off road parking for several vehicles, area of front garden predominantly laid to lawn with mature shrub borders, entering the property via a couple of steps up to a recessed UPVC door with obscure glazed panel opening onto a large

ENTRANCE HALLWAY

Smooth plastered ceiling, two ceiling light points, loft access, double panel radiator, provision of power points, six panelled doors through to the three double bedrooms, lounge, bathroom, and kitchen.

BEDROOM 1 14'4" into bay x 10'11" (4.37 into bay x 3.33)

Smooth plastered ceiling, ceiling light point, picture rail, double panelled radiator, provision of power points, walk in bay UPVC window.

BEDROOM 2 10'11" x 8'7" (3.34 x 2.62)

Smooth plastered ceiling, UPVC double glazed window to the front elevation, double panelled radiator, provision of power points.

BEDROOM 3 10'10" x 8'5" (3.31 x 2.57)

Smooth plastered ceiling, ceiling light point, UPVC double glazed window to the side elevation, double panelled radiator, provision of power points.

BATHROOM 7'10" x 7'1" (2.41 x 2.18)

Recently fitted, four chrome LED spotlights, extractor fan, UPVC obscure double glazed window to the rear elevation, chrome heated towel rail, three piece white suite comprising pedestal wash hand basin, low level WC, L-Shaped bath with thermostatic shower valves, glass and chrome shower screen, ceramic glazed tiled floor in a wood block effect, tiling around the bath/shower area and to half height around the remainder.

KITCHEN 9'5" x 11'10" (2.88 x 3.62)

Smooth plastered ceiling, ceiling light point, UPVC double glazed window to the side elevation, UPVC double glazed window to the rear, engineered oak flooring, kitchen comprises low level and wall mounted units in a white gloss, heat resistant square edge worksurfaces in a wood block effect, stainless steel sink, bowl and a half drainer, mono-bloc mixer tap, four burner electric Samsung Hob with stainless steel chimney style extractor, Hot point fan assisted oven, space for a tall fridge freezer, built in breakfast bar matching the worktops, panelled radiator, stone splash back, wall mounted Worcester Bosch combination boiler, UPVC double glazed door opening onto the

UTILITY AREA 9'7" x 5'8" (2.94 x 1.74)

Low level brick wall with UPVC glazing over and a polycarbonate roof, UPVC double glazed door opening onto the rear garden, ceramic glazed floor, power points, drainage points.

LOUNGE 16'11" x 10'11" (5.16 x 3.33)

Smooth plastered ceiling, ceiling light point, picture rail, UPVC double glazed window to the side elevation, double panelled radiator, provision of power points, Sky point, a pair of UPVC double glazed doors entering the

REAR CONSERVATORY 7'3" x 11'1" (2.21 x 3.38)


UPVC glazed with poly-carbonate roof, UPVC sliding door giving access to the

GARDEN

GARAGE 16'9" x 19'7" narrowing to 16'1" (5.13 x 5.98 narrowing to 4.91)

Large metal up and over door, rear UPVC pedestrian door, Crittle windows to the rear, two light points, electric consumer unit, electric meter, gas meter.



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		