



36, Twyford Road, Eastleigh, Eastleigh, SO50 4HJ

£215,000

A 2 bedroom character town cottage situated in a convenient location. The accommodation provides a pleasant feel to the entire house and comprises 2 reception rooms, both with fireplaces and a modern fitted kitchen. To the first floor are two good sized bedrooms again featuring decor fireplaces and are served by a modern three piece white bathroom suite. Gas central heating is installed and the property is double glazed. An enclosed rear garden provides a very pleasant seating area and retains the original coal shed.

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

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LOUNGE 12'0" x 12'0" (3.66 x 3.66)

Smooth plastered ceiling, ceiling light point, double panelled radiator, upvc double glazed window to the front aspect, provision of power points, television point. The room centres on an open fireplace with exposed brick work with lime mortar and slate hearth. Original stripped back floorboards.



INNER LOBBY

Is accessed by an original six panelled door, with a smooth plastered ceiling, laminate floor covering and staircase leading to the first floor landing. An opening lead through into the dining room.

DINING ROOM 11'11" x 11'11" (3.65 x 3.64)

Smooth plastered ceiling, ceiling light point, three spot lights, double panelled radiator, upvc double glazed window to the rear aspect, continuation of the laminate floor covering. The room centres on a wood burning stove with exposed brickwork and lime mortar with a tiled hearth. A door opens to a useful under stairs storage cupboard. A panelled door with glazed inserts opens onto



KITCHEN 8'0" x 7'3" (2.46 x 2.23)

The kitchen is fitted with a range white gloss low level and wall mounted cupboards, heat resistant work surface with an inset stainless steel sink unit with bowl and drainer and a mono bloc mixer tap over. Wall mounted Glow Worm combination boiler. Space for an under counter fridge freezer and space for a free standing cooker with electric and gas point and a pull out Candy extractor fan. Ceramic glazed splash back tiling, smooth plastered ceiling, ceiling light point, upvc double glazed window to the

side aspect and a upvc double glazed door, ceramic glazed tiled floor.

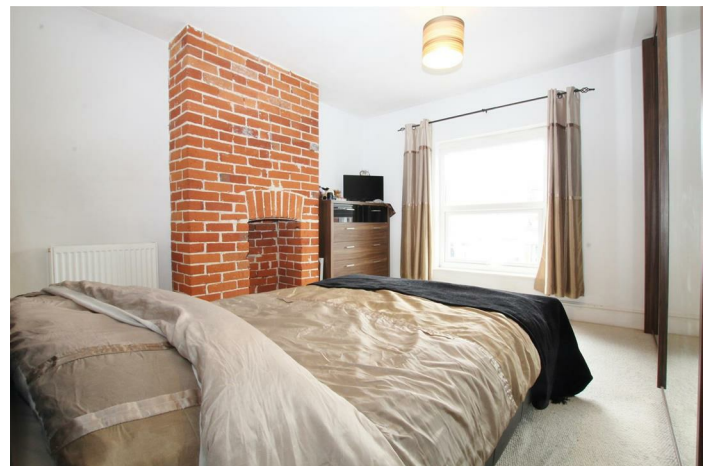


FIRST FLOOR ACCOMMODATION

The landing is accessed by a straight flight staircase from the inner lobby. The landing has smooth plastered ceiling, ceiling light point.

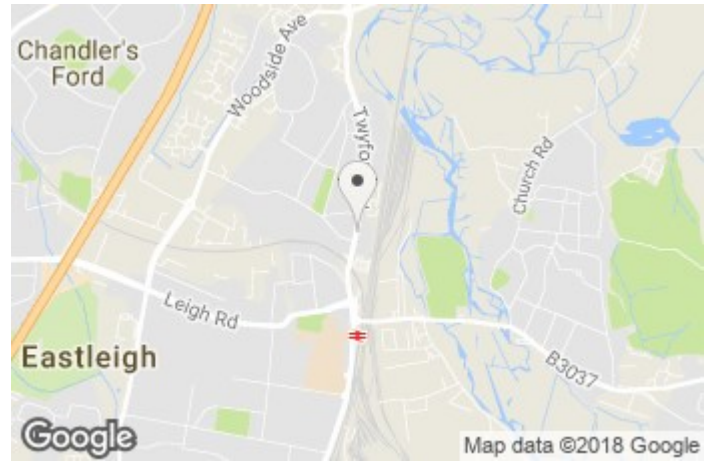
BEDROOM 1 12'0" x 12'0" (3.67 x 3.66)

Accessed by a four panelled door from the landing and has a smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, double panelled radiator, provision of power points and a television point. The room centres on an open fire with exposed brickwork, feature lime mortar and a slate hearth. This room benefits from a range of cupboard providing a good degree of hanging rail and storage.



BEDROOM 2 12'0" x 8'9" (3.67 x 2.68)

Can be accessed from the first floor landing or independently from the inner corridor. Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, double panelled radiator, provision of power points. The room centres on an open fireplace with slate hearth.



INNER CORRIDOR

Smooth plastered ceiling, ceiling light point, single panelled radiator.

BATHROOM 8'0" x 6'10" (2.45 x 2.10)

Accessed by a four panelled door from the end of the inner corridor. Fitted with a three piece white suite comprising pedestal wash hand basin, low level wc and a bath with an over head shower. Ceramic glazed tiles. Smooth plastered ceiling, two spot lights, obscure upvc double glazed window to the side aspect, large heated towel rail and a laminate floor covering. A storage cupboard opens providing a good degree of shelving and a further useful cupboard above.



EXTERNALLY

FRONT GARDEN

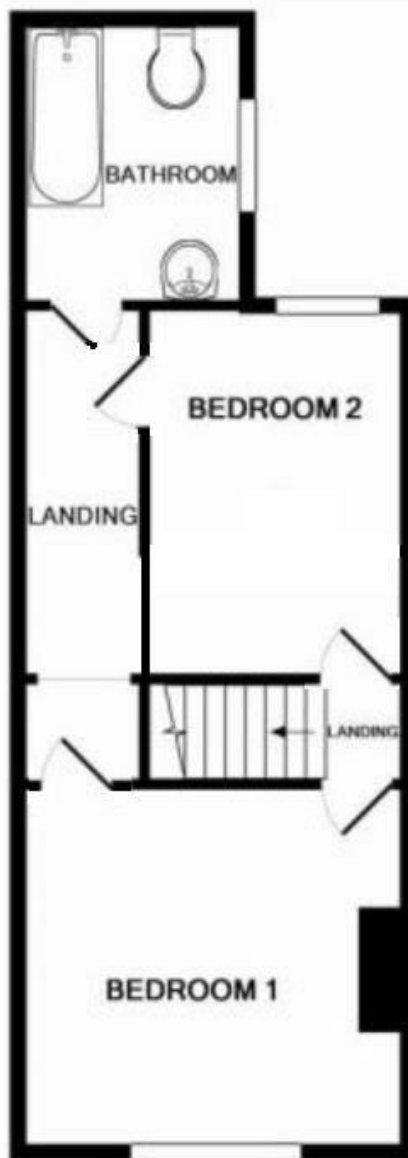
The front garden is fully enclosed by a low level picket fence and laid is principally laid to shingle for ease of maintenance. External gas meter.

REAR GARDEN

Stepping out into the rear garden from the side of the property is an area laid to gravel with an outside cold water tap. A large area of hardstanding with pergola and perspex sheeting over creates a very pleasant seating area. The main garden is principally laid to lawn with an original coal shed located towards the rear boundary.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees as to their operability or efficiency can be given

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Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
(92 plus) A	86	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) 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	88
(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	