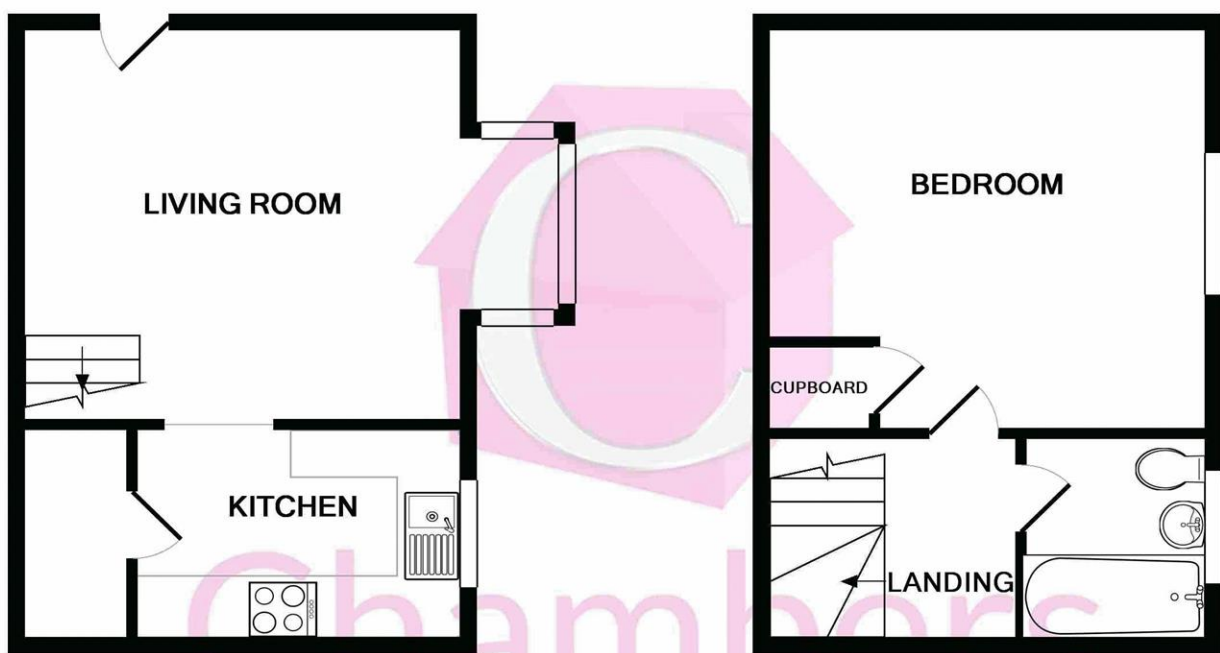




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Chambers
SALES & LETTINGS



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 guarantee as to their operability or efficiency can be given

Disclaimer property details

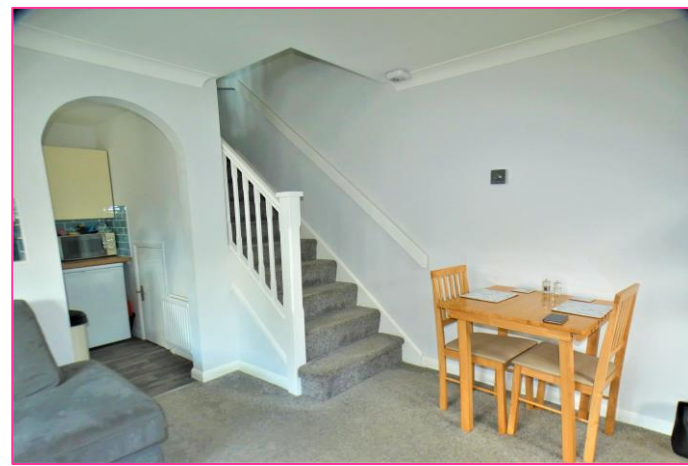
These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.



FIXTURES AND FITTINGS

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation





33 Eden Road West End Southampton SO18 3QW

£199,950

Chambers are delighted to be selling this IMMACULATE modern one bedroom semi detached house. Situated in a very popular area the property offers a refitted kitchen, UPVC double glazing throughout, Gas central heating, lounge with a feature bay window, master bedroom and a refitted bathroom. Outside there is one off road parking space and a shingle low maintenance garden. This property is an ideal first time buyers home or investment opportunity. Please call early to avoid disappointment.

UPVC double glazed door into:

Lounge 13' 0" max x 11' 9" (3.96m x 3.58m)

Feature bay window to front, stairs to first floor, TV aerial point, radiator, open access to:

Kitchen 9' 8" x 6' 5" (2.94m x 1.95m)

Window to front elevation, refitted with a range of modern wall and base cupboard/drawer units with work top over, inset stainless steel sink unit with mixer tap, access to under stairs storage cupboard housing replaced boiler in 2021, built in appliances including four burner gas hob with cooker under and extractor hood over, plumbing for washing machine, space for fridge and freezer side by side, radiator.

First Floor Landing

Access to loft via void. Doors to bedroom and bathroom.

Master Bedroom 12' 11" max x 12' 1" (3.93m x 3.68m)

UPVC double glazed window to front elevation, wood laminate flooring, radiator, access to airing cupboard housing hot water tank and shelving.

Bathroom

UPVC double glazed window to front elevation, fitted with a three piece suite comprising of low level WC, pedestal wash hand basin, panel bath with separate shower over, radiator.

Outside

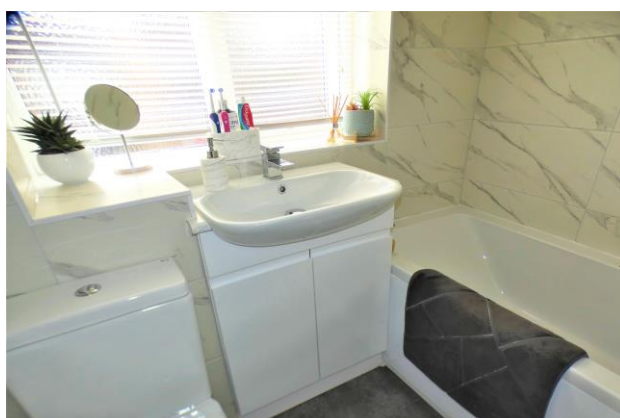
One Parking space is allocated to the rear of the property. Front Garden is laid to shingle, fully enclosed by high hedgerow and two wooden gates. Storage/Meter cupboard.

Council Tax

Band B Eastleigh Borough Council

Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.



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