



# 13 Ainsley Gardens, Eastleigh, SO50 4NX

£265,000

A delightful two bedroom end of terrace house offered for sale with no forward chain. Ainsley Gardens is situated in the popular Boyatt Wood area which itself benefits from an excellent range of day to day amenities with the town centre of Eastleigh being a short distance away as well as the centre of Chandlers Ford. The property benefits from a sitting room, kitchen/dining room, two bedrooms and modern bathroom, together with a rear garden measuring approximately 38' and a garage in a nearby block.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall:

#### Sitting Room:

13'6" x 12' (4.11m x 3.66m)

#### Kitchen/Dining Room:

12' x 11'10" (3.66m x 3.61m) Comprehensive range of units, electric oven and hob, dishwasher to remain, space and plumbing for further appliances, double doors to rear garden, space for small table and chairs.

### First Floor

#### Landing:

Hatch to loft space, airing cupboard.

#### Bedroom 1:

14'2" x 11'10" max (4.32m x 3.61m) Fitted wardrobe.

#### Bedroom 2:

11'6" x 5'10" (3.51m x 1.78m)

#### Bathroom:

8'7" x 5'7" (2.62m x 1.70m) Modern white suite comprising bath with shower unit over, wash basin with cupboard under, wc.

## OUTSIDE

### Front:

To the front of the property is a gravel area with flower and shrub borders and pathway to front door.

### Rear Garden:

Approximately 38' x 12'10" paved and gravelled areas enclosed by walling and fencing.

### Garage:

A single garage is situated in a nearby block.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1976

### Approximate Area:

59sqm/636sqft

### Sellers Position:

No forward chain

### Heating:

Electric convector heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Shakespeare Infant/Junior School

### Secondary School:

Crestwood Community School

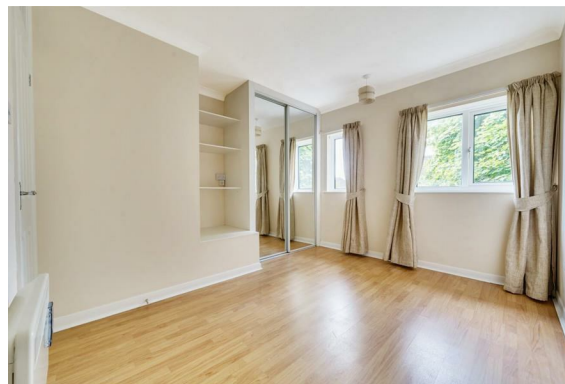
### Local Council:

Eastleigh Borough Council - 02380 688000

### Council Tax:

Band B

Ground Floor = 326 sq ft / 30.3 sq m  
 First Floor = 310 sq ft / 28.8 sq m  
 Total = 636 sq ft / 59 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for Sparks Ellison. REF: 1144593

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