



Harrison
SALES & LETTINGS



24 Queen Elizabeth Avenue, SO41 9HP
£1,650 Per Calendar Month

HARRISON ESTATE AGENTS ARE PLEASED TO OFFER A Semi Detached House Located within a Short Walk to the Town Centre and Amenities. The accommodation comprises Lounge, Dining Room & Kitchen. Ground Floor Cloakroom & Utility Room. Three Bedrooms and Bathroom. The property Benefits from Double Glazing and Gas Central Heating. Off Road Parking and Large Garden. Available To View Now and Occupation End of January 2026.

FRONT



Tarmac driveway with shingled area and enclosed with timber panel fencing.

HALLWAY



Textured ceiling with light, radiator and under stairs storage cupboard. Telephone and power points. Door to into the lounge.

LOUNGE 14'6" x 12'4" (4.42 x 3.76)



Maximum measurement into the bay window. Textured and coved ceiling with light, radiator, television and power points. Double glazed bay window to the front elevation. Marble fire surround with matching hearth. Glazed sliding doors into the dining room.

DINING ROOM 10'4" x 9'5" (3.15 x 2.88)



Textured and coved ceiling with light, gas fire with back boiler for the central heating, radiator and power points. Double glazed doors out of the conservatory and sliding door to the kitchen

CONSERVATORY 11'2" x 8'6" (3.41 x 2.58)



Upvc double glazed with French doors out of the garden and cavity brick base construction with glass roof, power points and the ceramic tiled flooring.

FLOOR PLAN

These Layout Plans are intended as a guide only - DO NOT SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

KITCHEN 9'4" x 7'10" (2.85 x 2.40)



Tiled ceiling with light, double glazed window to the rear elevation. Matching base and wall units a mixture of cupboards and drawers with heat resistant work surfaces and full tiling to the walls, thermoplastic plastic. Gas cooker. single bowl single drainer stainless steel sink. Space for under counter fridge. Radiator and power points, return door to the hallway and your utility area.

UTILITY AREA 13'9" x 7'9" (4.19 x 2.36)



Upvc door with glazed panel to the front. Cloakroom with wc and window. Timber door through to the utility area with a textured ceiling with wall light. Obscure glazed window to the rear. Space and plumbing for a washing machine.

LANDING

Textured ceiling with light and hatch to the loft void.

BEDROOM 1 12'6" x 9'2" (3.81 x 2.79)



Textured and coved ceiling with light. Upvc double glazed window to the front elevation, radiator and power points. Pair of double fitted wardrobes.

BEDROOM 2 10'10" x 9'4" (3.29 x 2.85)



Textured and coved ceiling with light, double glazed window to the rear elevation, radiator and two wall lights. Pair of double fitted cupboards one of them housing a factory lagged hot water tank with shelving for linen.

BEDROOM 3 8'10" x 8'1" (2.69 x 2.47)



Textured and coved ceiling with light. Upvc double glazed window to the front elevation, radiator, power points and above stairs storage cupboard.

BATHROOM 6'3" x 5'7" (1.90 x 1.70)



Tiled ceiling with light. Upvc obscure glazed window to the rear elevation. Bath with electric shower over, full tiling to the walls. Wc and wash hand basin set within a vanity unit, fitted mirror and radiator.

REAR GARDEN



Large rear garden with patio area.

REAR GARDEN VIEW



View to the rear of the property.

NOTES FOR TENANTS

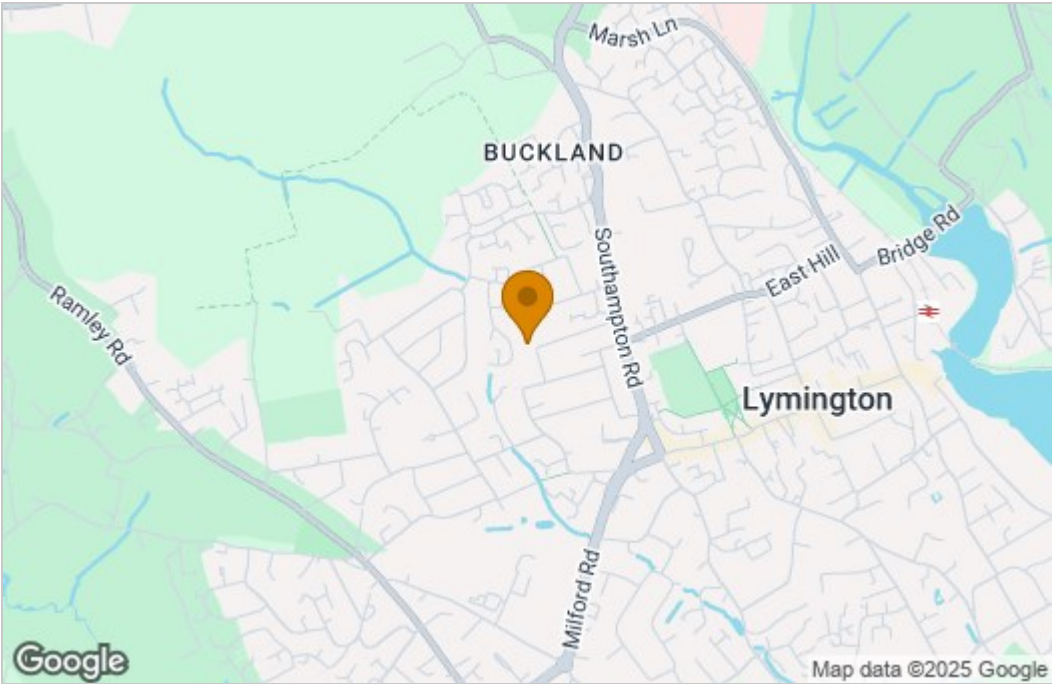
All tenants will be formally referenced which will include income, credit, employment and previous landlord. The outcome of the references will determine whether the landlords will proceed with the tenancy. Please contact our office for further details 01425 610016 Harrison Estate Agents is a trading name of Regent Residential Lettings Ltd. Full details of all fees are available on our website www.harrisonestateagents.com

Floor Plan

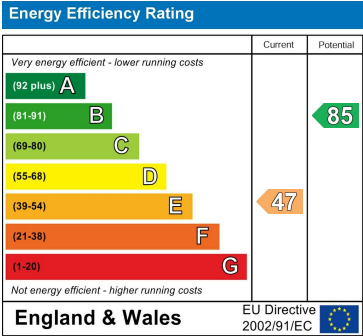
This plan is included as a service to our customers and is intended as a guide to layout only. Dimensions are approximate. DO NOT SCALE.



Area Map



Energy Efficiency Graph



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