



71, Lawn Road, Eastleigh, SO50 4GG
£350,000

OFFERING GREAT POTENTIAL, a family sized 3 bedroom semi detached house with a large enclosed rear garden, and just a ten minute walk into the town centre with its bus and railway stations, shopping mall and multiscreen cinema. The very spacious accommodation provides two reception rooms, 10'6" x 10'9" kitchen with utility area off, 3 double bedrooms and served by a four piece family bathroom. Off road parking is available to the front for several vehicles, with the property also benefitting from a garage.

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

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The property is accessed from the road via a dropped kerb onto a block paved driveway providing off road parking for a several vehicles, an area is laid to lawn, with a brick wall to the front boundary.

The property is accessed by a recessed composite door with obscure glazing and chrome door furniture.

Entrance Hallway

Textured ceiling, coving, two ceiling light points, ceramic glazed tiled flooring, radiator, provision of power points and a telephone point.

Staircase leading to the first floor landing with useful storage area below.

Cloakroom 8'8" x 3'9" (2.65 x 1.15)

Textured ceiling with coving, ceiling light point, obscure upvc double glazed window to the front aspect, ceramic glazed tiled floor, single panel radiator and decorative dado rail.

Fitted with a pedestal wash hand basin with ceramic glazed splashback tiling, close coupled wc.



Lounge 21'8" x 11'10" (6.62 x 3.63)

A nicely proportioned room with natural light provided by upvc double glazed sliding patio doors. Textured ceiling with coving, ceiling light points, four wall light points, provision of power points, television point, two radiators and a decorative dado rail.



Dining Room 15'11" x 12'5" (4.87 x 3.79)

Textured ceiling with coving, ceiling light point, two down lighters, laminate floor covering, radiator, provision of power points, three wall light points. Large walk in bay window with upvc glazing.

Kitchen 10'6" x 10'9" (3.20m x 3.28m)

Textured ceiling with coving, five down lights, ceramic glazed tiled flooring, upvc double glazed window to the rear aspect and upvc door with obscure panel giving access to the rear garden. The kitchen is fitted with a range of dark wooden fronted, low level cupboard and drawer base units with stainless steel handles, with a matching range of wall mounted cupboards over. Heat resistant worksurface with an inset four burner gas hob, with stainless steel extractor hood over, stainless steel inset sink with drainer and a mono block mixer tap over. Integrated 'Indesit' dishwasher, eye level oven with built in microwave over. Space for an 'American' style fridge / freezer, ceramic glazed splashback tiling and a provision of power points.

Wall mounted Worcester Bosch combination boiler.



Utility Area

Providing space and plumbing for automatic washing machine and useful shelving.

Upvc double glazed window to the side aspect

First Floor Landing

Accessed by a turning staircase from the entrance hallway, natural light is provided by a upvc double glazed window to the front aspect. The landing has a textured ceiling, coving, ceiling light point, access to the roof void, decorative dado rail.

All doors are of a six panel design.

Bedroom 1 10'10" x 10'8" (3.31 x 3.27)

Textured ceiling, coving, ceiling light point, upvc double glazed window to the rear aspect, radiator, provision of power points.

The room benefits from fitted wardrobes making use of the chimney breast recess providing a good degree of hanging rail and storage.



Bedroom 2 10'10" x 9'0" (3.32 x 2.76)

Textured ceiling, coving, ceiling light point, upvc double glazed window to the rear aspect, provision of power points, radiator. A built in cupboard opens providing useful shelving.



Bedroom 3 12'4" x 6'1" (3.78 x 1.86)

Textured ceiling, coving, ceiling light point, upvc double glazed window to the front aspect, radiator, provision of power points and a telephone point.

Bathroom 7'6" x 7'8" (2.31 x 2.34)

Textured ceiling, coving, four down lighters, obscure upvc glazed window to the side aspect, ceramic glazed tiled flooring with complementary ceramic glazed full height tiled walls. Chrome heated towel rail and a shavers point.

The bathroom is fitted with a four piece suite comprising pedestal wash hand basin, close coupled wc, jacuzzi corner bath, shower enclosure with glass and chrome sliding doors and thermostatic shower valves within.



Rear Garden

The garden to the rear is enclosed by timber fencing, an area is laid to patio and in turn leads to block paving continuing down the side of the property and onto the front driveway.

The garden is principally laid to lawn. Couple of useful sheds.

Garage 18'2" x 9'2" (5.56 x 2.81)

Currently converted to provide additional living accommodation. Smooth plastered ceiling, four ceiling light points, provision of power points, plumbing and drainage. Natural light is provided by a upvc double glazed window overlooking the rear garden. A personal door gives access.



