



91, Kipling Road, SO50 9EA
Reduced To £325,000

JUST REDUCED WITH NO ONWARD CHAIN !!! An extended 1930's semi detached house conveniently located just a short walk from the town centre amenities and main line railway station. The excellent ground floor accommodation provides a 25 foot lounge / dining room with patio doors to a conservatory, a large dual aspect kitchen with a very useful breakfast area. A cloakroom is located off the conservatory. The three bedrooms are served by a contemporary shower room with walk in shower enclosure. Gas fired central heating and double glazed, a driveway provides off road parking with side access to a fully enclosed rear garden.

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

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The property is accessed via a part obscure double glazed door with adjacent windows opens to a part glazed entrance porch with courtesy lighting. A panelled door with leaf patterned double glazing either side opens to the entrance hallway.

ENTRANCE HALLWAY

The hall has laminate floor covering, a staircase to the first floor with storage cupboard below housing the meters, a double panelled radiator, two telephone points, and power points. The ceiling is coved and textured and has a light point. A wall mounted Hive thermostat serves the domestic hot water supply and central heating. Folding part glazed doors open to the kitchen, and a fifteen light door opens to the lounge/dining room.



KITCHEN 11'10" x 9'10" (3.61 x 3.02)

A large dual aspect kitchen with double glazed windows to the front and side elevations. The kitchen is fitted with a range of hessian style fronted base and wall units and marble effect heat resistant work surfaces with an inset single drainer stainless steel sink unit with a mixer tap above.



LOUNGE / DINING ROOM 24'11" x 10'8" (7.61 x 3.26)

A very pleasant dual aspect room with a double glazed bay window to the front elevation. Laminate floor covering has been laid and the lounge area of the room centres on a stone fireplace with a marble hearth and wooden mantel.



Two single panelled radiators, power points, tv aerial point. The ceiling is coved and textured and has two light points.

The wall units incorporate a glazed display cupboard. Splashbacks are in complementary glazed tiling, and there are ample power points. Space and plumbing are provided for both a washing machine and a dishwasher. Space has been left to accommodate a tall fridge freezer. Gas cooker point. Laminate floor covering, and the ceiling is textured and has two light points.

BREAKFASTING AREA 7'10" x 6'11" (2.40 x 2.13)

A very useful family breakfasting area with double glazed window overlooking the rear garden and a part double glazed leaf patterned door opening to the side of the house. Laminate floor covering. Single panelled radiator, power points, textured ceiling with light point.

THE FIRST FLOOR ACCOMMODATION

The landing is accessed from the hallway by a turning staircase with stained wooden balustrade and a double glazed window provides natural light to the half landing.

The landing has power points, textured and coved ceiling with light point, and hatch access is provided to the roof void via a retractable ladder. The loft is boarded out and has a light.

Doors to the first floor are of six panelled design stained wood with brass furniture and matching architraves and skirtings.

BEDROOM 1 12'7" + bay x 10'8" (3.86 + bay x 3.27)

A good sized first bedroom with a double glazed bay window overlooking the front garden. Single panelled radiator, power points, telephone point, and the ceiling is coved and textured and has a light point.



BEDROOM 2 11'10" x 10'7" into recess (3.61 x 3.25 into recess)

A second double bedroom with a double glazed window overlooking the rear garden. Single panelled radiator, power points, coved and textured ceiling with light point. To one corner is the airing cupboard housing an insulated hot water cylinder with fitted immersion heater and slatted linen shelving above.



BEDROOM 3 8'0" x 5'11" (2.44 x 1.81)

A double glazed window overlooks the front garden. Single panelled radiator, power point, picture rail, and the ceiling is textured and has a light point.

SHOWER ROOM 7'9" x 5'10" (2.38 x 1.79)

The bathroom is fitted with a three piece suite comprising walk in shower enclosure with plumbed in shower with a fixed head and hose attachment and recessed display shelving. Two walls are fully tiled, close coupled dual flush wc, wash hand basin with a chrome mono bloc tap and useful double storage cupboard beneath. Frosted double glazed window to the rear aspect, smooth plastered ceiling, ceiling light point, modern fitted radiator. Teak wooden flooring.



EXTERNALLY

TO THE FRONT

The front garden is mostly enclosed by low level brick walling, hexagonal paving is laid, raised flower beds, and a tarmacadamed driveway leads down the side of the house to a carport. A pedestrian gate then leads through to the rear garden.

CARPORT

The carport has a corrugated roof and a power socket is installed.

CONSERVATORY 11'0" x 6'1" (3.37 x 1.87)

The conservatory is accessed from the lounge/dining room via a pair of sliding patio doors, and is of cavity brickwork construction with double glazed upvc windows above to the rear elevation. Sloping polycarbonate roof. Telephone point, power points, wall light point. To one side is a Worcester Greenstar gas boiler for the central heating and domestic hot water supply.



CLOAKROOM

Close coupled dual flush wc, ceramic wash hand basin with a chrome mono bloc tap over and useful storage cupboard underneath. Obscure single glazed window. Smooth plastered ceiling, ceiling light point.



REAR GARDEN

The rear garden is fully enclosed by close boarded panelled fencing and immediately abutting the rear of the property is a pleasant patio area. Beyond here the garden is laid principally to lawn, with surrounding flower and shrub borders. Halogen lighting on a sensor.

A shed is located in the far corner of the garden.



