



233, Cranbury Road, Eastleigh, SO50 5HN
£1,350 PCM

A SPACIOUS and attractive 3 bedroom character home, conveniently located for all town centre facilities. The ground floor is arranged as 3.42 x 3.29 with WALK IN BAY, separate dining room, kitchen, To the first floor are three good sized double rooms. Gas central heating is installed and the property is double glazed. Rear access to the enclosed garden is available from a service road providing off road parking. Unfurnished & Available early May.

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

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The property is accessed from the pavement through a wrought iron gate to a recessed front entrance. A upvc door with obscure double glazing panel with lead lighting opens onto

Entrance Hallway

Smooth plastered ceiling with original coving and plaster arch. Inset coir mat and a double panel radiator.

Staircase leading to the first floor landing.

Dining Room 11'5" x 12'2" (3.48 x 3.72)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, telephone point. Double panel radiator, provision of power points.

A four panel door with glazed inserts opens to the kitchen. From here a wide opening leads to the lounge.

Useful under stairs storage cupboard.



Lounge 11'2" + bay x 10'9" (3.42 + bay x 3.29)

Smooth plastered ceiling, ceiling light point, walk in bay window, double panel radiator, provision of power points, telephone and television point.

The room centres on a cast iron open fireplace (for decorative purposes only, not to be used!).



Kitchen 14'2" x 9'1" (4.33 x 2.79)

A light and airy room, fitted with a range of light 'Beech' effect fronted cupboard and drawer base units, heat resistant

worksurface with an inset sink with bowl, drainer and a mono bloc mixer tap, five burner 'Hotpoint' gas hob, matching fan assisted double oven, space for a tall fridge / freezer, space and plumbing for an automatic washing machine and dishwasher. Breakfast Bar.

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect, upvc double glazed window to the rear aspect and glazed door giving direct access onto the rear garden. Ceramic glazed tiled floor, radiator.



First Floor

The landing is accessed by a straight flight staircase from the entrance hallway.

Smooth plastered ceiling, ceiling light point, access to the roof void.

Bedroom 1 14'1" x 13'5" into bay (4.30 x 4.11 into bay)

Smooth plastered ceiling, ceiling light point, walk in bay window to the front aspect, double panel radiator, provision of power points.



Bedroom 2 7'6" + recess x 12'2" (2.29 + recess x 3.72)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, double panel radiator, provision of power points.

A built in cupboard opens with slatted linen shelving and useful storage.



Bedroom 3 9'3" x 7'0" (2.82 x 2.14)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, double panel radiator, provision of power points.

Family Bathroom 6'3" x 6'9" (1.91m x 2.06m)

Smooth plastered ceiling, ceiling light point, extractor fan, upvc obscure glazed window to the side aspect, chrome heated towel rail, ceramic glazed tiled flooring and glazed tiled walls with mosaic border.

Pedestal wash hand basin, close coupled wc. 'P' shaped bath with electric 'Triton' shower within and a glass and chrome shower screen.



Front Garden

The front garden is enclosed by low level brick wall with a wrought iron gate. Principally laid to stone chippings for ease of maintenance.

Off Road Parking

Off road parking is available and accessed by double opening gates.

Rear Garden

Stepping out to the rear garden onto an area laid to hardstanding. The hardstanding continues around to the side of the property, where a cold water tap is located.

The garden is principally laid to lawn with a path and shrub border.



COUNCIL TAX BAND C



