



254, Desborough Road, Eastleigh, SO50 5NH
£350,000

Located on Desborough Road in the charming town of Eastleigh, this delightful semi-detached house is the perfect family home, being double glazed throughout with gas central heating. Boasting many original features, with three bedrooms, ideal for a growing family or those in need of extra space, this property offers a comfortable and spacious living environment. As you step inside, you are greeted by a welcoming entrance hall, leading onto light and airy reception room, perfect for relaxing or entertaining guests. The modern fitted kitchen is a highlight of this home, providing a stylish space to prepare delicious meals for loved ones, this is open plan onto a delightful dining area. There is a useful lean to at the rear benefiting from a downstairs cloakroom. The property features a modern three-piece bathroom suite, ensuring convenience for all residents. Additionally, the light enclosed rear garden offers a tranquil outdoor space, ideal for enjoying a morning coffee or hosting summer barbecues. Convenience is key with off-road parking available, making coming home a breeze. Whether you're looking for a peaceful retreat or a place to create lasting memories with your family, this charming home on Desborough Road is sure to tick all the boxes.

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

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The property is accessed from the pavement along a concrete paved path, leading to a recessed front entrance. An obscure glazed front door with adjacent full height obscure windows opens onto

Entrance Hallway

A very inviting entrance hallway, which sets the tone for the rest of the property.

Smooth plastered ceiling, ceiling light point, picture rail, radiator with cover, provision of power points.

Staircase leading to the first floor landing with useful storage cupboard below and houses the electric meter.



Lounge 10'9" x 12'10" (3.28 x 3.92)

A nicely proportioned room with natural light provided by a upvc double glazed bay window to the front aspect,

Smooth plastered ceiling, ceiling light point, picture rail, double panel radiator.



Kitchen / Diner 13'1" x 16'0" into lean-to area. (3.99 x 4.9 into lean-to area.)

A spacious kitchen found at the rear of the property and fitted with a good range of low level cupboard and drawer base units, heat resistant worksurface with an inset stainless steel sink unit with mono bloc mixer tap over. Inset dishwasher, undercounter electric oven with hob and chimney style extractor hood over. Matching range of wall mounted cupboards over. Complementary 'brick' style splashback tiling.

Natural light is provided to the rear aspect giving borrowing light from the lean-to.



Dining Area

Ample space for a dining table.

UPVPC double opening patio doors giving access to a useful lean-to and onto the rear garden.

Lean To

A very useful and versatile space currently being utilized as a utility room. Space and plumbing for an automatic washing machine, with further appliance over.

A door gives access onto the rear garden.

Ground Floor WC

Fitted with a low level wc.

First Floor

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

Natural light is provided by a upvc double glazed window to the side aspect.

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

Bedroom 1 11'2" x 14'11" (3.41 x 4.56)

Smooth plastered ceiling, ceiling light point, picture rail, radiator, provision of power points. Upvc double glazed bay window to the front aspect.

The room centres on a fire place with tiled brick hearth and mantle over.



Bedroom 2 11'3" x 12'7" (3.45 x 3.84)

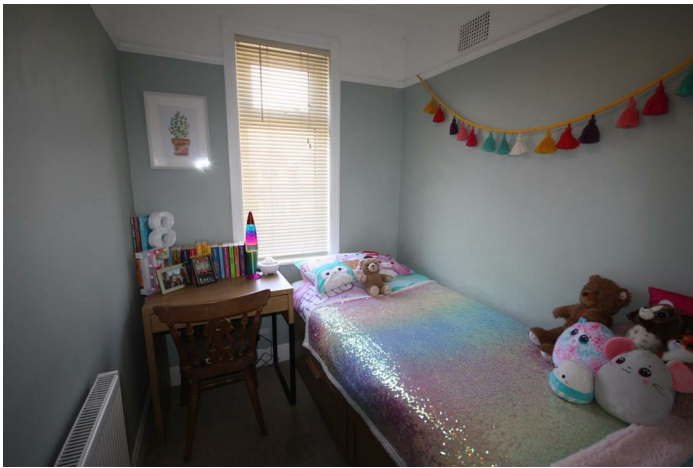
Smooth plastered ceiling, ceiling light point, radiator, provision of power points. The room centres on a fireplace with brick back and mantle over.

Upvc double glazed window to the rear aspect.



Bedroom 3 9'4" x 5'11" (2.87 x 1.82)

Smooth plastered ceiling, ceiling light point, picture rail, provision of power points, upvc double glazed window to the front aspect.



Bathroom 8'5" x 5'10" (2.59 x 1.8)

Fitted with a three piece white suite comprising panel bath with glass and chrome shower screen and thermostatic shower valves, pedestal wash hand basin set within a vanity unit providing useful storage, low level dual flush wc. Half height tiling, but tiled to full height within the bath / shower area, matching tiled floor. Chrome heated towel rail. Obscure upvc double glazed window to the rear aspect.



Rear Garden

Stepping out from the lean-to onto an area laid to patio providing a very pleasant seating area. The garden is principally laid to lawn with shrub beds to either side and enclosed by timer panel fencing.

To the second half of the garden is an area laid to hard standing with a garden shed, ideal for a vegetable garden.




Off road parking

Double wooden gates open to a service road providing vehicular access.



Council tax Band C



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		