



35, Mottisfont Road, , Eastleigh, SO50 4PN
£300,000

A 3 bedroom terrace family house handy for schools and local shops and just a few minutes from Eastleigh town centre with its many facilities, mall and cinema complex. The generously proportioned accommodation is arranged as entrance porch, entrance hall, cloakroom, very well proportioned living room, 17'7" x 10'8" kitchen / dining room, 3 bedrooms and bathroom. Gas central heating is installed and double glazing, fascias of low maintenance materials, and alteration to the rear boundary could provide parking.

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

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The property is enclosed by low level picket fence with a gate opening to a wide paved path, to the entrance porch. A upvc door with obscure glazed panel open to the entrance hallway.

Entrance Hallway

Textured ceiling, ceiling light point, single panel radiator, provision of power points, wall mounted 'Drayton' heating control thermostat.

Staircase leading to the first floor landing with useful storage underneath.

A double cupboard opens and houses the gas meter, electric consumer unit and electric meter.

Lounge 15'5" x 11'5" (4.71 x 3.48)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, two single panel radiators, provision of power points, television point, telephone and Sky point.



Ground Floor Cloakroom

Fitted with a two piece suite comprising wall mounted wash hand basin with ceramic glazed splashback tiling, close coupled wc with dual push flush.

Textured ceiling, ceiling light point, obscure upvc glazed window to the front aspect, single panel radiator, linoleum floor covering.

First Floor Landing

Textured ceiling, ceiling light point, access to roof void, power point.

An airing cupboard opens housing an insulated hot water cylinder with slatted linen shelving over.

Bedroom 1 14'8" x 8'11" (4.48 x 2.74)

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



Kitchen / Diner 17'7" x 10'8" (5.36m x 3.25m)

Textured ceiling with coving, five ceiling light points. Natural light is provided by two upvc double glazed windows to the rear aspect and a upvc door with obscure panel. Ceramic glazed tiled floor, double panel radiator.



Bedroom 2 11'7" x 10'0" max (3.55 x 3.07 max)

Textured ceiling, three ceiling light points, upvc double glazed window to the rear aspect, single panel radiator, provision of power points, television point.

A solid panel door opens and houses a Glow worm Ultra Com 15 HXi boiler with slatted linen shelving below.



The kitchen is fitted with a range of low level cupboard and drawer base units including larder style unit. Heat resistant work surface with a range of matching wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono block mixer tap over.

Space for a free standing cooker with both electric and gas point, extractor fan over. Space and plumbing for an automatic washing machine, space for further undercounter appliance, and space for a tall fridge / freezer. Ceramic glazed splash back tiling. Provision of power points.



Bedroom 3 9'6" x 8'5" (2.91 x 2.59)

Textured ceiling, three ceiling light points, upvc double glazed windows to the front aspect, single panel radiator, provision of power points.



Family Bathroom 7'5" x 5'3" (2.27 x 1.62)

Fitted with a three piece white suite comprising wash hand basin, close coupled wc with dual push flush, panel bath with a glass and chrome shower screen over and thermostat Myra shower valve.

Textured ceiling, ceiling light point, upvc obscure glazed window to the rear aspect, wall mounted extractor fan, linoleum floor covering, single panel radiator.



Rear Garden

Stepping out from the kitchen onto an paved path continuing down the side of the garden to a large area laid to patio providing a very pleasant seating area.

Area laid to lawn with boarder.

Outside cold water tap.

Metal sliding doors gives access to a rear service road.



Outbuilding 10'7" x 7'9" (3.24 x 2.37)

Accessed by a pair of upvc double glazed doors. Natural light is provided by two upvc double glazed windows to the side, ceramic glazed tiled flooring.

Fitted with a range of fitted units (wardrobes style) providing useful storage.

Provision of power points, and light points, separate consumer unit. (Currently not connected to the property)



Front Garden

Area laid to block paving, and principally laid to lawn with shrub beds.

Outside cold water tap.

Council Tax Band C



