



96, Hamilton Road, Eastleigh, SO50 6AN
Reduced To £350,000

JUST REDUCED !!! NO CHAIN !!! A substantial 4 bedroom character terraced house with a garage and a pleasant enclosed garden. The large family bathroom has a separate shower cubicle, 3 of the bedrooms are double size and the 4th a single. Wood flooring is laid throughout the large ground floor area, arranged as 3 reception rooms. The family sized kitchen has a cooker with extractor, and ample space is available with points for a fridge, freezer, dishwasher and washing machine. Close to local amenities. River walks nearby. No Forward Purchase.

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

David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29



These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firm's employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.

The property is accessed from the pavement onto a tiled path, leading to a hardwood front door with inset glazed windows opening onto

ENTRANCE HALLWAY

Smooth plastered ceiling with coving, ceiling light point, radiator.

Staircase leading to the first floor landing

LOUNGE 15'9" into bay x 10'11" (4.81 into bay x 3.33)

Natural light is provided by a upvc double glazed window to the front aspect. Coving, ceiling light point, dado rail, exposed wooden flooring. Provision of power points, television point.

The room centres on a fireplace with mantle and a tiled surround.

From here glazed doors open to the second reception room.



KITCHEN

A large and very light kitchen with the cooker and extractor to remain.

The kitchen is fitted with a range of low level cupboard and drawer base units with a heat resistant worksurface over. Inset stainless steel sink unit with mixer tap over, space and plumbing for an automatic washing machine and dishwasher. Space for a tall fridge/freezer.

Natural light is provided by a a roof light and also a double glazed window to the rear aspect.



RECEPTION ROOM 2 12'11" x 11'5" (3.94 x 3.49)

Upvc double glazed window to the rear aspect. Smooth plastered ceiling with coving, ceiling light point. A cupboard opens housing the electric consumer unit and with useful shelving.

Understairs storage cupboard.



RECEPTION ROOM 3 / Breakfast Room 13'0" x 9'5" (3.97 x 2.88)

Smooth plastered ceiling with coving, two ceiling light points. Double glazed doors opening onto the rear garden, radiator.

BEDROOM 1 12'1" x 12'4" to front of robes (3.7 x 3.78 to front of robes)

The large principal double bedroom and benefits from a built in wardrobe providing hanging rail and storage.

Smooth plastered ceiling, radiator, upvc double glazed window to the front aspect, provision of power points.



BEDROOM 3 11'10" x 13'4" (3.63 x 4.08)

The third bedroom is double size. Smooth plastered ceiling, ceiling light point, provision of power points and a radiator.

Two upvc glazed windows to the front aspect. Useful eaves storage



BEDROOM 4 / OFFICE 7'1" x 7'3" (2.17 x 2.21)

Double glazed window to the rear aspect.

Smooth plastered ceiling, ceiling light point, provision of power points.

BEDROOM 2 12'1" x 8'8" (3.69 x 2.65)

Upvc double glazed window to the rear aspect, smooth plastered ceiling, coving, ceiling light point. Provision of power points.



FIRST FLOOR BATHROOM 11'2" x 9'7" (3.42 x 2.94)

A large bathroom on the first floor fitted with a four piece white suite comprising bath, double shower enclosure, wc and a pedestal wash hand basin. Complementary tiled flooring.

Obscure upvc glazed window to the rear aspect.



REAR GARDEN

Stepping out onto an area laid to flagstones leading down to the garden which is principally laid to lawn.

Outside cold water tap.

Access to the garage.

GARAGE

A large garage is accessed from a rear service road and has a partition although this can be removed. A personal door opens from the rear garden.

Second Floor

The landing is accessed by a staircase from the first floor landing. Natural light is provided by a double glazed picture window to the rear aspect.

A cupboard opens making use of eaves storage.

FIRST FLOOR

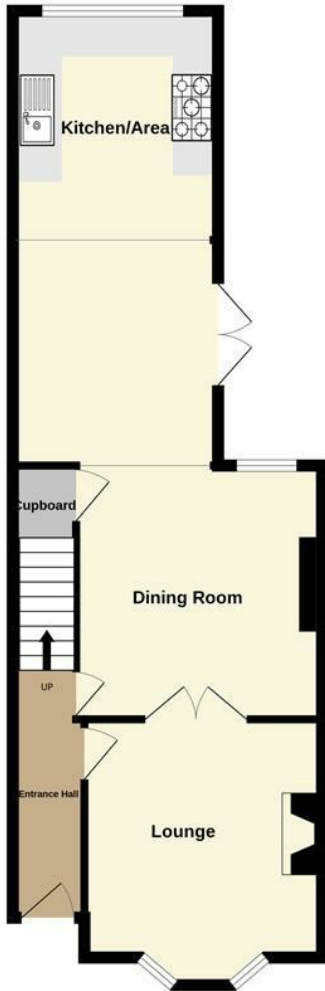
The landing is accessed by a staircase from the entrance hallway.

Smooth plastered ceiling, ceiling light point.

Council Tax Band B



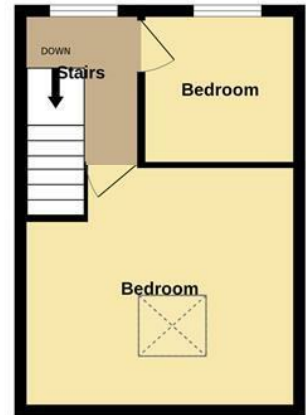
Ground Floor



1st Floor



2nd Floor



David Evans
ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(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
(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	