



**206, Cranbury Road, Eastleigh, SO50 5HS**  
**£350,000**

We are delighted to offer this charming 1930s Semi Detached house, an ideal family home or for those in need of extra light and airy living accommodation. As you step inside you are greeted by a lovely lounge area, perfect for relaxing, a separate dining room is ideal for entertaining guests, leading to a very useful conservatory giving flexible living space. A well fitted kitchen leads onto a separate utility area with a very handy downstairs cloakroom. The first floor boasts three generously sized bedrooms upstairs with a modern fitted bathroom suite including separate shower cubicle. The property is double glazed throughout and a Worcester combination boiler provides Gas Central Heating. The rear garden is a real highlight of this home offering tranquil outdoor space to enjoy a morning coffee or summer BBQs. Convenience is key with ample off road parking to the front making coming home a breeze. An ideal location with easy access to local amenities and shops, there are local schools and colleges if required. Also benefitting from excellent travel links with Bus and Train Stations within walking distance, motorway links via M3 & M27 are within easy reach, ideal for those in need of commuting.

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

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The property is accessed from the pavement via a driveway

### Entrance Porch

Being brick built, with hardwood front door inset glazing, obscured Upvc double glazed windows to side aspects, laminate flooring. Hardwood front door with inset glazing to Lounge.

### Lounge 14'11" x 13'8" (4.57 x 4.17)

A lovely light and airy room providing comfortable living space, Upvc double glazed angled bay window to front aspect, fireplace, radiator, power points, virgin media point, smooth plastered, ceiling light point, laminate flooring, coving, straight flight stairs leading to first floor landing, window to side aspect with understairs storage cupboard.



### Dining Room 12'0" x 11'10" (3.67 x 3.63)

Feature fireplace with tiled surround and ornamental Adams style mantle, laminate flooring, power points, smooth plastered ceiling, ceiling light point, with additional wall lights, coving, Upvc double glazed doors leading to Conservatory.



### Kitchen 6'9" x 7'2" (2.07 x 2.2)

Well fitted kitchen with a range of eye and base level units, ample heat resistant work top surfaces, double bowl single drainer sink unit, tiled splash back surround, mixer tap, built in electric oven, built in induction hob, Upvc double glazed window to side aspect, single radiator, power points, ceiling light point, archway leading through to Utility room.



### Utility Room 9'10" x 9'10" (3.01 x 3.01)

Dual aspect windows to side and rear aspect, Good range of eye and base level units, ample heat resistant work top surfaces, space and plumbing for automatic washing machine, with additional space and plumbing for dishwasher, space for fridge freezer, power points, ceiling light point, single radiator, loft access with additional storage, door leading to rear garden and door to downstairs cloakroom



### Downstairs Cloakroom

Fitted with low level W.C. wall mounted wash hand basin with tiled splashbacks, wall mounted Worcester Boiler, obscured Upvc double glazed window to side aspect, ceiling light point.

### Conservatory 12'1" x 6'6",13'12" (3.69 x 2,40)

Light and airy with laminate flooring, polycarbonate roof, power points, wall lights, Upvc double glazed windows to side and rear aspect, double glazed door leading onto the garden.



### First Floor Landing

Double glazed window to side aspect, ceiling light point, loft hatch proving access to loft area.

### Master Bedroom 13'2" x 10'3" (4.03 x 3.14)

Upvc double glazed angled bay window to front aspect, built in His & Hers wooden wardrobes providing excellent storage, single radiator, smooth plastered ceiling, downlights.



### Bedroom Two 12'4" x 10'5" (3.78 x 3.18)

Built in His & Hers wooden wardrobes providing excellent storage, power points, downlighting, single radiator, Upvc double glazed window to rear aspect, smooth plastered ceiling.



### Bedroom Three 7'10" x 7'3" (2.39 x 2.23)

Angled Upvc double glazed window to front aspect, single radiator, power points, smooth plastered ceiling, downlights.



### First floor Bathroom 7'3" x 7'6" (2.21 x 2.31)

Modern traditional fitted suite comprising of, panel enclosed bath, shower attachment, tiled splashback surround, vanity unit with wash hand basin, mixer tap, tiled splash back with storage cupboards below. Double separate shower cubicle with Inter shower matching tiled surround, rain fall shower and screen, low coupled wc, extractor fan, obscured Upvc double glazed window to rear aspect, heated towel rail, matching tiled flooring.



### Rear Garden

Delightful well maintained rear garden, immediately abutting the property, is a good sized patio area, providing an excellent space to sit and relax, well stocked flower and herbaceous brick built borders, low maintenance artificial lawn, stepping stones leading to the rear section of the garden, further lawned area, with an additional gravelled area surrounded by railway sleepers with raised flower beds, providing a lovely space to relax enjoying the views over the garden. Handy space to the side of the property with additional storage space and timber built shed, wooden gate leading to front driveway. Part brick built and timber fencing to the left and panel enclosed fencing to the right and rear.

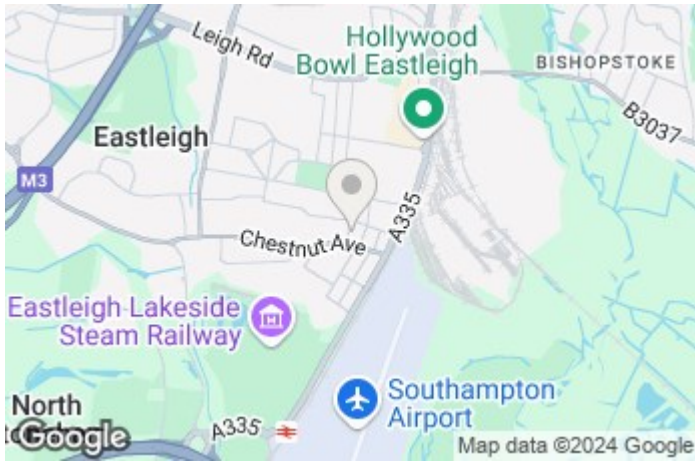


### Off road parking

Ample off road parking to the front via a driveway. Enclosed by brick built wall with fencing over.



### Council Tax Band C





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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	