



**86, Archers Road, SO50 9BD**  
**No Onward Chain £300,000**

An excellent 3 bedroom period home located in a desirable area of the town and just minutes from facilities including a mall, cinema, rail and bus stations, and with fast access to the M3 & M27. A delightful character home with a large family lounge, dining room, and fitted kitchen/breakfast room. The sitting room and all three bedrooms retain original fireplaces. The bathroom with a white suite is on the first floor. Gas central heating is installed and double glazing. The rear garden is laid to lawn and decking and is fully enclosed, permit parking is provided on the road. No Forward Purchase.

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

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The property has a front garden enclosed by low level brick walling, and a recessed porch with a curved arch opens via a composite obscure double glazed red door with chrome furniture to the

### **ENTRANCE HALLWAY**

The hall has a plain plastered ceiling retaining the original coving, a light point, a dado rail and a single panelled radiator, inset coir mat. From the hall a straight flight staircase leads to the first floor accommodation. A four panelled door with obscure glazed panels opens to the dining area of a large lounge/dining room.

### **DINING ROOM 11'8" x 11'5" (3.56 x 3.48)**

Plain plastered and coved ceiling with a light point, and a upvc framed double glazed window to the rear elevation. Single panelled radiator, provision of power points, tv aerial point. A four panelled door opens to an under stairs cupboard offering ample storage and housing the consumer unit and gas meter. From the dining room an archway leads naturally into the lounge, and a four panelled door with obscure glazing to two of the panels opens to the kitchen.



### **LOUNGE 13'8" x 11'6" (4.17 x 3.51)**

An inviting sitting room with a large walk in upvc framed double glazed bay window and with a plain plastered and coved ceiling with a light point on a rose, double panelled radiator, and a pleasant focal point is the large cast iron fireplace with glazed tiles



### **KITCHEN / BREAKFAST ROOM 18'0" x 10'1" (5.49 x 3.09 )**

A large and inviting kitchen/breakfast room with a plain plastered ceiling with a light point, and with ample natural light via two upvc framed double glazed windows to the side elevation and another similar window to the rear elevation. A upvc framed obscure double glazed door gives access to the rear garden. Double panelled radiator, lino floor covering. Ample space is available for a family dining table and chairs.



The kitchen is fitted with a good range of beech effect base and wall units and a tall storage unit all providing considerable tall and low level storage and drawers. An electric Zanussi double fan assisted oven is recessed to the original chimney breast and a four burner hob built into one of the square edged heat resistant work surfaces, and with an upstand splashback.

Also inset to the work surfaces is a one and a half bowl stainless steel sink with a mono bloc mixer tap. Space remains for a tall fridge freezer, for a washing machine and a dryer, and for a dishwasher, with plumbing and power provided. Built into one of the wall mounted units is a combination gas boiler serving the domestic hot water supply and the central heating.

### **FIRST FLOOR ACCOMODATION**

Accessed via a straight flight staircase from the hall and the landing has a plain plastered ceiling with a light point and hatch access to the roof void. Wooden four panelled doors open to all three bedrooms and the bathroom. Power point.

### **BEDROOM 1 15'0" x 11'6" (4.58 x 3.51)**

A large and very light principal bedroom with two upvc framed would glazed windows to the front aspect. Light point, plain plastered ceiling, double panelled radiator, and the room has a pleasant focal point in an original cast iron fireplace.



### **BEDROOM 2 11'4" x 9'2" (3.47 x 2.80)**

A second large double bedroom with a plain plastered ceiling with a light point, and a upvc framed double glazed window overlooking the rear garden. Single panelled radiator, power points, and again, this room retains its original cast iron fireplace as a pleasant focal point. A built in cupboard area, and further storage above.



### **BEDROOM 3 9'0" x 7'4" (2.76 x 2.24)**

A third bedroom with a smooth plastered ceiling with a light point, and a upvc framed double glazed window to the rear elevation. Double panelled radiator. The room has provision of power points and again, the original cast iron fireplace has been retained.



### **BATHROOM 5'10" x 6'3" (1.79 x 1.93)**

The bathroom has a plain plastered ceiling with inset spotlights, an extractor fan, and a upvc framed obscure glazed window to the side elevation. Chrome heated towel rail. The bathroom has a three piece white suite of a P-shaped bath with a glazed and chrome shower screen and a mono bloc mixer tap and separate shower attachment, a low level WC, and a wash hand basin is built into a vanity unit. The bathroom walls are fully tiled with a natural stone around the bath and shower area and to half height by the toilet and wash hand basin. The natural stone flooring complements the wall tiling.

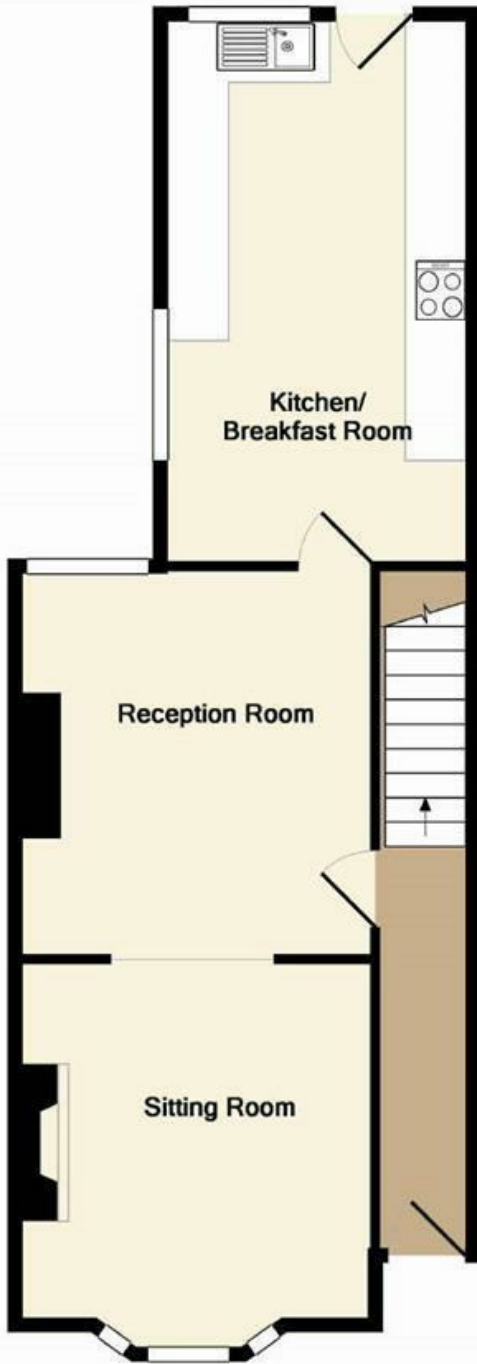


### **REAR GARDEN**

Exiting via the kitchen door a patio area is laid, enclosed by low level double skin brick walling for plantings, and to the side of the house the patio continues and a cold water tap is installed to this area. A pathway then leads to the rear garden itself. The rear garden itself is laid to a central grass area with a flower border to one side and to the rear is a raised area of decking to catch the evening sun. A rear pedestrian gate leads out onto a rear service road.

### **Council Tax Band C**





Ground Floor  
Approx. Floor  
Area 541 Sq.Ft.  
(50.3 Sq.M.)



1st Floor  
Approx. Floor  
Area 495 Sq.Ft.  
(46.0 Sq.M.)

Total Approx. Floor Area 1036 Sq.Ft. (96.2 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(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	74	86

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		