



**81, Kipling Road, Eastleigh, SO50 9EA**  
**£325,000**

An excellent opportunity to acquire a lovely 1930s built semi detached house. Located in a very popular area within walking distance of the town centre, the property has pleasant sunny gardens and off road parking provision. The accommodation currently provides porch, hall, 2 reception rooms, kitchen and a conservatory. All bedrooms are double size and the bathroom is on the first floor.

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

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An extended 1930's 3 bedroom semi detached.

The property is accessed from the road via a dropped kerb to a pair of wrought iron gates and to the driveway providing off road parking. A recessed front door with external courtesy light and via a upv door with obscure glazing and adjacent full height windows opens to

### Front Garden

The front garden is enclosed by a low level brick wall to the front boundary and two each side via timber fencing.

The driveway is bloc paved with raised bed with shrubs.

A side pedestrian gate gives access to the side and onto the rear garden.

### Entrance Hallway

Smooth plastered ceiling with coving, ceiling light point, single panel radiator, provision of power points and telephone.

Staircase leading to the first floor landing with an under stairs storage cupboard and houses the utility meters, electric consumer unit.

### Kitchen 14'11" x 12'6" narrowing to 7'11" (4.56 x 3.83 narrowing to 2.42)

Benefitting from an extension and now an L shape. The kitchen is fitted with a range wood fronted cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset four burner electric Indesit hob with extractor hood over and matching fan assisted oven. Space for a tall fridge / freezer, space and plumbing for an automatic washing machine.

Textured ceiling, three ceiling light points, upvc double glazed window to the rear and front aspects, laminate floor covering, double panel radiator. Ceramic glazed splashback tiling.

A fifteen panel door gives access to a conservatory.



### Lounge / Diner

#### Dining Area 11'11" x 10'9" (3.64 x 3.29)

Smooth plastered ceiling with coving, ceiling plaster rose, ceiling light point, double panel radiator, provision of power points.

A ten light glazed door with adjacent wooden window gives access to the conservatory,



#### Lounge 13'10" into bay x 10'9" (4.22 into bay x 3.29)

Smooth plastered ceiling with coving, ceiling light point and plaster rose, three wall light points. Walk in upvc double glazed bay window, double panel radiator, provision of power points, television and sky point.

The room centres on a gas effect coal fire with marble style hearth / surround and an 'Adam' style mantle over.



#### Conservatory 11'8" x 11'0" (3.58 x 3.36)

Accessed from the kitchen or via the dining area.

Upvc double glazing with an aluminium crittal sliding door giving access onto the rear garden.

A six panel door gives access to a ground floor cloakroom, a further door leads through to a storage cupboard.



### Ground Floor Cloakroom

Smooth plastered ceiling with coving, wall light point, wooden obscure glazed window overlooking the rear garden. Tap point and a close coupled wc with a dual push flush.

Ceramic glazed tiled flooring and ceramic glazed tiled walls to half height.

### Garden

Stepping out onto an area laid to patio leading to a secondary area of patio with pergola. The garden is principally laid to lawn with shrub beds, and is enclosed by timber panel fencing.

Side access.

A shed is located to the rear boundary to one side and a green house to the other.



### First Floor

The landing is accessed by a straight flight staircase with a quarter turn from the entrance hallway. On the landing is a smooth plastered ceiling, ceiling light point, coving, access to the roof void, obscure upvc double glazed window to the side aspect.

### Bedroom 1 14'11" into bay x 10'9" into recess (4.57 into bay x 3.30 into recess)

Textured ceiling with coving, two ceiling light points, upvc window to the front aspect, double panel radiator, provision of power points. The room benefits from a triple wardrobe providing hanging rail and shelving.

A second double wardrobe with mirror sliding doors gives additional storage.



### Bedroom 2 9'6" x 11'11" (2.91 x 3.65)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points. The room benefits from built in storage one housing an insulated hot water cylinder with slatted linen shelving, a second cupboard open providing hanging rail, shelving and drawers.



### Bedroom 3 5'11" x 8'1" (1.82 x 2.48)

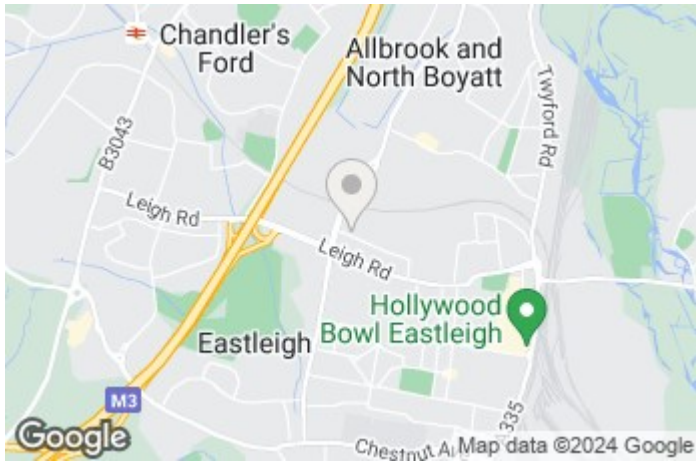
Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points.


### Family Bathroom 5'10" x 7'10" (1.80 x 2.39)


Textured ceiling with coving, ceiling light point, obscure upvc double glazed window to the rear aspect, double panel radiator, linoleum floor covering.

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc, panel bath with a glass and chrome shower screen over and an electric Triton shower within. Full height tiled walls in a ceramic glaze.

### Council Tax Band C



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

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