



56, Doncaster Road, Eastleigh, SO50 5QR
£325,000

A Large three bedroom Victorian terrace home which has just been REFURBISHED to a high standard throughout including a KITCHEN, BATHROOM, & CARPETS and FULLY RE DECORATED. This home has an open plan lounge/ dining room, large kitchen with room for a breakfast table. Upstairs are two double bedrooms and a single and the family bathroom. A SUNNY GARDEN to the rear of the property with pleasant patio area and an area laid to lawn. This property also benefits from a LARGE GARAGE backing on a rear service road.

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 firms 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.

To the front the garden is enclosed via a low level brick wall with a tiled path leading to the front, wrought iron gate, the rest of the garden is laid to hard landscaping, raised border of railway sleepers, recessed UPVC front door with additional obscure glazed panel and outside courtesy light, the door opens onto the

ENTRANCE HALLWAY

Smooth plastered ceiling, original coving, original plaster arch, single panelled radiator, single power point, small under stairs cupboard housing the gas meter, additional large under stairs cupboard housing the electric consumer unit and electric meter, heating control thermostat, straight flight of stairs to the first floor accommodation, a four panelled door then opens onto the

LOUNGE / DINING ROOM

LOUNGE AREA 11'5" x 11'11" (3.50 x 3.64)

Smooth plastered ceiling, original coving, walk in UPVC bay window, single panelled radiator, provision of power points, TV point, sky point, focal point of the room is a fireplace with Adams style mantle piece, granite hearth, ceiling light point, two wall light points.



DINING AREA 11'5" x 9'9" (3.48 x 2.99)

Smooth plastered ceiling, coving, ceiling light point, UPVC double glazed window to the rear elevation, single panelled radiator, provision of power points, TV point, Phone point.



KITCHEN 15'4" x 9'1" (4.69 x 2.78)

Accessed via a four panelled door from the entrance hallway, smooth plastered ceiling, seven LED spotlights, coving, UPVC

double glazed window to the side elevation, aluminium double glazed sliding doors to the rear garden, single panelled radiator, wall mounted Worcester boiler, kitchen comprises of low level and wall mounted units with a heat resistant square worktop, inset stainless steel sink with bowl and a half plus drainer and mono-bloc mixer tap, four burner gas hob, extractor over, built in electric fan assisted oven, Integrated slimline dishwasher, space for a tall fridge freezer, space for an undercounter washing machine.

FIRST FLOOR ACCOMODATION

On the landing is a textured ceiling, coving, two ceiling light points, single panelled radiator, four panelled doors to the three bedrooms and bathroom.

BEDROOM 1 12'10" + walk in wardrobe x 11'6" (3.92 + walk in wardrobe x 3.51)

Smooth plastered ceiling, coving, ceiling light point, two UPVC double glazed windows, tilt and turn to the front elevation, single panelled radiator, provision of power points, TV point, built in wardrobes with hanging rails and shelving.



BEDROOM 2 9'8" x 11'5" (2.97 x 3.50)

Textured ceiling, ceiling light point, UPVC double glazed window to the rear elevation, radiator, provision of power points, TV point.



BEDROOM 3 9'1" x 8'4" (2.79 x 2.56)

Textured ceiling, ceiling light point, UPVC double glazed window to the rear elevation, single panelled radiator, provision of power points, TV point, slatted door leading through to an airing

cupboard housing insulated hot water cylinder and header tank above.



BATHROOM 5'4" x 6'6" (1.64 x 2.00)

Smooth ceiling, ceiling light point, UPVC obscure double glazed window to the side elevation, stylish heated towel rail, three piece white suite, pedestal wash hand basin, low level WC, bath with panel and glass shower screen over, thermostatic shower valve with pump, riser rail and pair of taps. The walls are tiled to full height around the bath/shower and the rest to half height in a ceramic glazed tile.



REAR GARDEN

Stepping out to the garden from the sliding doors from the kitchen, onto an area laid to patio with raised border, outside cold water tap, paving continues around, brick paved path leading down the garden with areas of lawn to both sides, the garden is enclosed to one side via timber panelled fencing and the brick wall to the other.



GARAGE 13'0" x 15'9" (3.98 x 4.82)

Entered via a wooden door with obscure glazed panel, the garage is brick built with UPVC double glazed window overlooking the garden, provision of power points, light point, metal up and over door onto a rear service road and a pedestrian door to the side. Inspection pit, Lighting and power.



AGENTS NOTE

In accordance with the Estate Agents Act 1979 we herewith declare that this property is owned by Mr Jonathan David Evans & Mrs Sarah Coral Evans, Jonathan Evans is the Managing Director of David Evans Estate Agents LTD.



