



56, Doncaster Road, Eastleigh, SO50 5QR

Chain Free £310,000

SIMILAR PROPERTIES URGENTLY REQUIRED PLEASE CALL FOR A FREE VALUATION

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

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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)

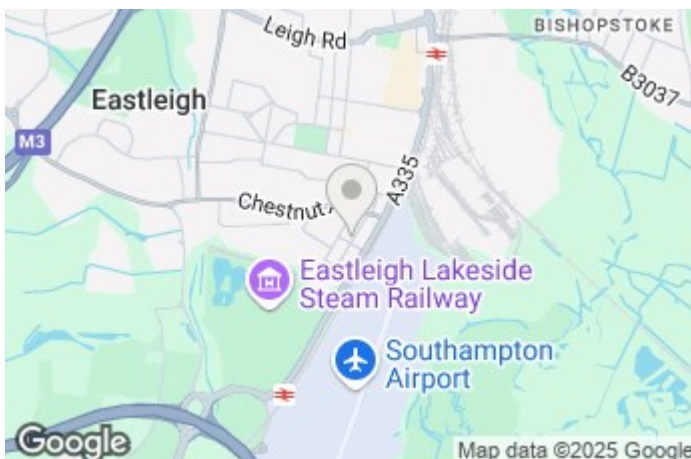
Entered via a wooden door with obscure glazed panel, the garage is brick built with UPVC double glazed window overlooking the garden, provision of power points, light point, metal up and over door onto a rear service road and a pedestrian door to the side. Inspection pit, Lighting and power.



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.

Council Tax Band B



Ground Floor



1st Floor



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		87
(81-91) B		
(69-80) C	71	
(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		
(81-91) 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	