



71, Arnold Road, Eastleigh, SO50 5AS
£350,000

SIMILAR PROPERTIES URGENTLY REQUIRED PLEASE CALL FOR A FREE VALUATION..

A 3 bedroom semi detached home, well presented throughout This family sized home is currently arranged as a welcoming entrance hallway, nicely proportioned lounge with bay window. The kitchen / dining area is a particular feature of this delightful home, along with a conservatory overlooking the rear garden. Gas fired central heating, double glazed, off road parking.

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.

The property is accessed from the road via a dropped kerb leading onto a gravel drive area, providing off road parking.

A recessed front entrance, where a composite door with panels and obscure crescent window opens to

Entrance Hallway

Smooth plastered ceiling, coving, ceiling light point. Radiator, provision of power points, electric consumer unit / and utility meters.

Wall mounted heating control thermostat.

Staircase leading to the first floor landing.

Lounge 15'0" into bay x 10'9" (4.58 into bay x 3.28)

Textured ceiling with coving, ceiling light point, walk in upvc double glazed bay window, double panel radiator and a provision of power points. Continuation of laminate floor covering from the entrance hallway.

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

From here a pair of doors with eight glazed inserts leads through to the kitchen / diner.



Dining Area

Smooth plastered ceiling, coving, ceiling light point, single panel radiator, continuation of ceramic tiled flooring.

Natural light is provided by a pair of upvc double glazed doors, giving access to the conservatory.

The room centres on an fireplace (NOT IN USE) with a storage area making use of the recess.

Conservatory 7'3" x 13'7" (2.21 x 4.15)

Of low level brick wall with upvc double glazing over and upvc double glazed roof. A pair of double opening patio doors lead to the rear garden. Double panel radiator, provision of power points. Ceiling light point.

From here a six panel door opens to a ground floor cloakroom.



Kitchen / Diner 15'11" x 10'7" narrowing to 8'7" (4.86 x 3.23 narrowing to 2.63)

Smooth plastered ceiling, ceiling light point, coving, two upvc double glazed windows to the side aspect, ceramic glazed tiled flooring.

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink with drainer and a mono bloc mixer tap over, four burner gas 'Hotpoint' hob with stainless steel splashback and chimney style extractor hood over. Electric, fan assisted 'Hotpoint' double oven. Matching integrated full sized dishwasher, space and plumbing for an automatic washing machine. Space for a tall fridge / freezer. Ceramic glazed brick work effect splash back tiling.



Cloakroom

Smooth plastered ceiling, ceiling light point, continuation of linoleum floor covering. Single panel radiator, wall mounted wash hand basin with ceramic glazed splashback tiling over. Close coupled wc. A wooden obscure double glazed window.

First Floor

First Floor

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

Bedroom 1 14'7" x 10'9" (4.47 x 3.29)

Smooth plastered ceiling, six down lighters, upvc double glazed bay window, double panel radiator, provision of power points and a laminate floor covering.



Bedroom 2 10'8" x 9'7" (3.26 x 2.93)

Smooth plastered 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 fitted cupboards making use of the chimney breast recess. One housing a 'Glow worm' combination boiler and heating control programmers. To the other side provides hanging rail and shelving.



Bedroom 3 9'4" x 5'11" (2.85 x 1.81)

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

Family Bathroom 6'0" x 5'10" (1.83 x 1.79)

Smooth plastered ceiling, four down lighters (one incorporating an extractor fan). Linoleum floor covering, chrome heated towel rail, obscure upvc double glazed window to the rear aspect. Fitted with a three piece white suite comprising wash hand basin set within a vanity unit with storage below, close coupled wc, panelled bath with glass and chrome shower screen over with 'Triton T80 electric shower within'.



Front Garden

The front garden is enclosed to the front and one side by picket fence and to the other side by a solid fence.

Principally laid to gravel for ease of maintenance with a shrub bed around the side and also centre.

A wooden pedestrian door framed underneath a brick arch gives side access and onto the rear garden.

Rear Garden

Stepping out from the conservatory onto a bloc paved patio and continues around the side of the property, where it is laid to gravel for ease of maintenance. (Cold water tap is located here).

A gravel path leads down the garden which is principally laid to lawn with mature shrub planting.

To the rear of the garden are three raised beds, rear pedestrian gate giving access to the service road.



Garage 15'9" x 12'1" (4.81 x 3.69)

Constructed of concrete bloc with a corrugated roof. Access is by a metal up and over door onto the rear service road, a personal upvc door also gives access.

Electric consumer unit



