



41, Archers Road, Eastleigh, SO50 9AQ

Reduced To £280,000

Nestled in the sought-after Archers Road in Eastleigh, this charming terraced house presents a unique opportunity for those looking to create their dream home. With three well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for family living or entertaining guests. The house is in need of complete refurbishment, allowing you to put your personal touch on every aspect of the home. The west-facing garden is real feature, which could provide a perfect spot to enjoy the afternoon sun and create a tranquil outdoor retreat. Potential for off road parking to the rear. This property is ideal for those with a vision, ready to transform a classic home into a modern masterpiece. Don't miss the chance to make this house your own in a location that is both convenient and appealing.

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.

A large double fronted character 3 double bedroom Victorian property.

The property is accessed from the pavement along a concrete path. A two panel wooden door with obscure glazing opens to

Entrance Hallway

Smooth plastered ceiling, original coving and plaster arch, ceiling light point, telephone point, wall mounted 'Mathius' electric night storage heater, consumer unit and electric meter.

An under stairs storage cupboard houses the gas meter

Lounge 13'4" x 11'7" (4.08 x 3.55)

Accessed by an original door from the entrance hallway. Smooth plastered ceiling with original coving, ceiling light point.

Natural light is provided by a upvc double glazed bay window to the front aspect. Power point and a television aerial.

The room centres on an electric night storage heater. Gas heater with surround.

Dining Room 12'0" x 9'7" (3.67 x 2.94)

Textured ceiling, ceiling light point, picture rail. Wooden door single glazing gives access to the rear garden.

Wall mounted electric night storage heater.

The room centres on an electric heater. Original cupboards make use of the chimney breast recess.

Inner Lobby

Textured ceiling.

Solid panel doors open to a ground floor cloakroom, storage cupboard.

From here a glazed door leads through to the kitchen.

Cloakroom

Textured ceiling, ceiling light point, wooden obscure single glazed window to the side aspect.

Low level wc and a wall mounted wash hand basin with splashback tiling.

Storage Cupboard

Textured ceiling, ceiling light point. The cupboard provides useful shelving.

Kitchen 12'10" x 9'10" (3.92 x 3.01)

Textured ceiling, ceiling light point, upvc double glazed window to the rear and side aspect, linoleum floor covering.

Fitted with a range of low level and a wall mounted cupboard, stainless steel sink unit within a heat resistant worksurface. Space and plumbing for an automatic washing machine / tumble dryer. Space for a tall fridge / freezer. Wall mounted electric night storage heater.

First Floor

The landing is accessed by a straight flight staircase from the entrance hallway. With a smooth plastered ceiling, ceiling light

point, access to the roof void.

All doors are original.

Bedroom 1 14'0" x 11'4" + bay (4.29 x 3.46 + bay)

Polystyrene ceiling tiles, ceiling light point, walk in upvc double glazed bay window. Double power point, wall mounted electric heater.

The room centres on an original cast iron fireplace.

A built in cupboard makes use of one side of the chimney breast recess.

Bedroom 2 12'1" x 8'4" (3.69 x 2.55)

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, doubler power point. Wall mounted electric night storage heater.

The room centres on an original cast iron fireplace with built in cupboards making use of the chimney breast recess providing hanging rail and storage.

A second cupboard opens housing an insulated hot water cylinder.

Bedroom 3 10'8" x 8'7" (3.27 x 2.64)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, power point.

Original built in cupboard providing slatted linen shelving.

Bathroom 6'3" x 5'10" (1.93 x 1.80)

Textured ceiling, ceiling light point, wooden obscure single glazed window to the side aspect. Fitted with a coloured suite comprising pedestal wash hand basin, low level wc and panelled bath.

Matching tiling to half height.

Front Garden

The front garden is enclosed by low level brick walling with hedge and principally laid to lawn.

To the Rear

The sizeable Westerly facing garden is a particular feature of this property. The garden is planted with mature shrubs.

Council Tax Band C

Agents Note

Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA & HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.



