



308, Desborough Road, Eastleigh, SO50 5NF

£325,000

This delightful three-bedroom mid-terrace house offers a perfect blend of period charm and modern convenience. Built at the turn of the century, the property has been well presented and meticulously maintained, ensuring a warm and inviting atmosphere for its future occupants.

Upon entering, you will find a spacious reception room that serves as an ideal space for relaxation or entertaining guests. The layout of the home is both practical and appealing, making it suitable for families or professionals alike. The three bedrooms provide ample space for comfortable living, while the well-appointed bathroom caters to all your needs. Additionally, the convenience of off road parking to the rear, of the enclosed garden adds to the convenience of this town centre located property.

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The property is accessed from the pavement where a paved pathway leads to a recessed front door. A composite door with obscure glazing and chrome door furniture with courtesy light over, opens to

Entrance Hallway

Smooth plastered ceiling, original coving and plaster arch, single panel radiator, laminate floor covering.

Staircase leading to the first floor landing.

Lounge 13'10" x 11'3" (4.22 x 3.45)

Smooth plastered ceiling, original coving, ceiling light point, two wall light points. Natural light is provided by a upvc double glazed window to the front aspect and a double panel radiator, provision of power points, television point.



Dining Room 14'7" x 12'2" (4.46 x 3.72)

Smooth plastered ceiling, coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, continuation of laminate floor covering from the entrance hallway.

The room centres on a log burning stove with slate hearth and an 'Adam' style mantle surround.

From here a four panel door leads to an under stairs storage cupboard, a second door with glazed inserts opens to the kitchen.



Kitchen 14'2" x 8'10" (4.33 x 2.71)

Smooth plastered ceiling, six down lighters, two ceiling light points, natural light is provided by upvc double glazed windows to the side aspect, with a further upvc double glazed window to the rear. Karndean style floor covering. The kitchen is fitted with a range of low level cupboard and drawer base units, Oak bloc work surface with a matching range of wall mounted cupboards over. Inset four burner 'Lamona' gas hob, extractor hood, 'Lamona' electric oven. Belfast sink with a mono bloc mixer tap. Space for a tall fridge / freezer, space and plumbing for an automatic washing machine and dishwasher. Behind a wall mounted cupboard is a concealed 'Worcester Bosch' combination boiler.

A composite door with obscure glazing gives direct access onto the rear garden.



First Floor

The landing is accessed by a straight flight staircase from the entrance hallway. Smooth plastered ceiling, two ceiling light points, access to the roof void. Double power point.

All doors are of a four panel design

Bedroom 1 13'5" x 11'4" (4.10 x 3.46)

Ceiling and two wall light point, two upvc double glazed windows to the front aspect, double panel radiator and a provision of power points, television and Sky point.

The room benefits from built in wardrobes, making use of the chimney breast recess.



Bedroom 2 8'2" + recess x 12'2" (2.51 + recess x 3.72)

Smooth plastered ceiling with coving. ceiling light point, upvc double glazed window to the rear aspect, double panel radiator and a provision of power points. Built in cupboard to one side of the chimney breast recess providing slatted linen shelving.



Front Garden

The front garden is enclosed by a low level brick wall with mature hedging to the front and low level borders and laid principally to slate chippings for ease of maintenance.

External gas meter.

Bedroom 3 9'1" x 7'6" (2.78 x 2.29)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, single pane radiator and a provision of power points.



Rear Garden

To the side return is an covered seating area with power point and is laid to patio providing a sheltered seating area.

Immediately abutting the rear of the property is an area laid to patio, with further area of garden laid to gravel for ease of maintenance.

A large timber built shed is located to the rear of the boundary and benefits from lighting.

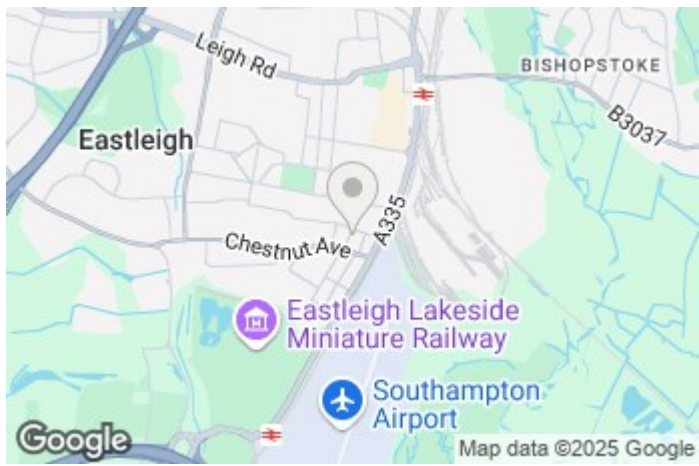
A pedestrian gate gives access to an area of off road parking, accessed via the rear service road.

Wet Room 5'2" x 5'8" max (1.60 x 1.74 max)

Smooth plastered ceiling, four down lighters, extractor fan. Ceramic glazed plank effect tiled flooring, full height tiled walls. Wash hand basin and WC set within a vanity unit providing useful storage. Walk in shower with a glass and chrome screen, and thermostatic shower valves within.

Large chrome heated towel rail







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	