



12, Kingfisher Road, Eastleigh, SO50 9LH No Onward Chain £345,000

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

In a popular family location, close to schools and colleges, a substantial 3 bedroom semi detached house with gas central heating and double glazing. Off road parking is accommodated on a driveway to the front of the house. An entrance hall leads into a very nicely proportioned lounge. All three bedrooms are a good size and served by a shower room. The fully enclosed rear garden is well maintained and laid principally to lawn.

The property is accessed from the road via a dropped kerb leading to a driveway providing off road parking for a several vehicles.

A couple of steps leads to a canopied entry door with external courtesy light. A composite door with top obscure glazing opens to

Entrance Hallway

Smooth plastered ceiling, ceiling light point, double panel radiator.

A four panel door opens to the dining room, and a solid panel door leads to the lounge.

Staircase leading to the first floor landing, with under stairs storage area.

Dining Room 10'10" x 10'10" (3.32 x 3.32)

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

A serving hatch opens to the kitchen.



Lounge 13'0" x 13'3" (3.98 x 4.04)

Textured ceiling with coving, ceiling light point, upvc sliding double glazed door opening to the rear garden. Double panel radiator, provision of power points and two wall light points.

The room centres on a gas coal effect fire with stone mantle and surround.

A solid panel door opens to the kitchen.



Kitchen 12'0" x 5'10" widening to 8'10" (3.68 x 1.78 widening to 2.71)

The kitchen is fitted with a range of 'light oak effect' fronted low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset composite sink unit with drainer and a mono bloc mixer tap over. Four burner 'Stoves' gas hob with extractor hood over, mid height 'Stoves' double oven. Space and plumbing for an automatic washing machine, space for further undercounter appliance. Wall mounted 'Valliant' boiler.

Textured ceiling with coving, two ceiling light points, upvc double glazed window to the rear and side aspect, ceramic glazed tiled flooring. Natural light is provided by upvc double glazed door giving access to a rear lobby area.



Rear Lobby

An opening to the side, with a ledge and brace through to a ground floor cloakroom.

Cloakroom

Smooth plastered ceiling, ceiling light point, upvc obscure double glazed window to the side aspect, low level wc.

First Floor

The landing is accessed by a turning staircase from the entrance hallway. With a smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, wall mounted gas heater. Wall mounted 'Honeywell' heating control thermostat.

Bedroom 1 13'4" x 9'9" + robes (4.07 x 2.98 + robes)

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points. The room benefits from a range of fitted wardrobes, providing a good degree of hanging rail, shelving and storage.



Bedroom 2 12'3" inc robes x 8'10" (3.74 inc robes x 2.71)

Textured ceiling, ceiling light point, access to the roof void, upvc double glazed window to the rear aspect, single panel radiator. Two pairs of double built in wardrobes, one housing the insulated hot water cylinder with slatted linen shelving over. The other providing hanging rail and shelving.



Bedroom 3 10'10" x 5'4" (3.32 x 1.64)

Ceiling light point, upvc double glazed window to the front aspect, single panel radiator and a provision of power points.



Shower Room 7'5" x 5'0" (2.27 x 1.53)

Wash hand basin set within a vanity unit with storage below,

close coupled wc, large walk in double shower enclosure with a glass and chrome sliding door and thermostatic shower valves within.

Ceiling light point, wall mounted extractor fan, linoleum floor covering and a chrome heated towel rail.



Front Garden

The front garden is enclosed by a low level brick wall to the front boundary, with mature shrub boarders.

Rear Garden

To the rear of the property to an area laid to patio, outside cold water tap.

The garden is principally laid to lawn with mature shrub beds, well maintained.

Brick built shed to one side



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.

Council Tax Band C



Energy Efficiency Rating		Environmental Impact (CO ₂) 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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	