



## 37, Doncaster Road, Eastleigh, SO50 5QP

### Reduced To £285,000

Victorian town house with a good sized through lounge/dining room, large modern fitted kitchen with built in Cooker, Hob, Dishwasher & Free standing Fridge Freezer. Conservatory / Sun Lounge to rear of property. Ground Floor WC. Three good sized first floor bedrooms, modern bathroom with a bath & a shower cubicle. Gas fired central heating, pleasant gardens to front and rear. Rear Access with off road parking for two vehicles. No Forward Purchase.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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Accessed from a pedestrian pathway, the front garden is accessed via a wrought iron gate and is enclosed via a low level brick wall, a small area of Astro turf for ease of maintenance and a low level flower bed, a paved path then leads to a wooden panelled door which opens onto the

### ENTRANCE HALLWAY

Artex ceiling, ceiling light point, coving, plaster arch, single panelled radiator, straight flight staircase to the first floor accommodation with storage space below housing the electric meter and consumer unit. A six panelled door then opens onto the

### DINING ROOM 11'5" x 9'2" (3.48 x 2.80)

Artex ceiling, ceiling light point, coving, UPVC double glazed door to the rear garden, provision of power points, double panelled radiator, phone point, large archway opening through to the



### LIVING ROOM 11'5" x 11'5" + bay window (3.50 x 3.48 + bay window)

Artex ceiling, ceiling light point, coving, UPVC double glazed walk in bay window to the front elevation with storage below, provision of power points, double panelled radiator, chimney breast with storage shelving to one side.



### KITCHEN 14'11" narrowing to 9'6" x 8'11" (4.57 narrowing to 2.91 x 2.73)

Smooth plastered ceiling, two ceiling light points, coving, double panelled radiator, Lino floor covering, tall fridge/freezer, built in dishwasher, cupboard housing the Ideal combination boiler with

space and plumbing below for a washing machine, stainless steel bowl and a half drainer with mono-bloc mixer tap, stainless steel four burner gas hob with stainless steel extractor above and an electric fan assisted oven below, the kitchen itself is fitted with a range of cream wall mounted and low level units with a heat resistant roll top worktop and upstands, wooden door then opens onto the



### CONSERVATORY

Polycarbonate roof, ceiling light point, power points, Lino floor covering, UPVC double glazed sliding door to the rear elevation, UPVC double glazed door to the side elevation, wooden door opening onto a



### GROUND FLOOR WC

Complementary ceramic tiles to half height, low level WC, UPVC obscure double glazed window to the side elevation.





### FIRST FLOOR ACCOMODATION

Artex ceiling, two ceiling light points, coving, loft access, six panelled doors opening onto the three bedrooms and bathroom.

### BEDROOM 1 14'8" x 11'4" (4.49 x 3.46)

Spanning the full width of the property, Artex ceiling, ceiling light point, coving, two UPVC double glazed windows to the front elevation, telephone point, virgin point, provision of power points, single panelled radiator, chimney breast with cast iron fireplace with shelved storage to one side of the chimney recess.



### BEDROOM 2 11'5" x 9'3" (3.50 x 2.83 )

Artex ceiling, ceiling light point, UPVC double glazed window to the rear elevation, single panelled radiator, cast iron fireplace, provision of power points.



### BEDROOM 3 9'1" x 7'4" (2.79 x 2.24)

Artex ceiling, ceiling light point, UPVC double glazed window to the rear elevation, provision of power points, useful full height storage cupboard, single panelled radiator.



### BATHROOM 7'3" x 5'7" (2.21 x 1.72)

Artex ceiling, ceiling light point, extractor fan, obscure double glazed window to the side elevation, electric radiator, low level WC, pedestal wash hand basin, bath with hot and cold taps, separate quadrant shower cubicle with glass and chrome sliding doors and aqua panelling.



### REAR GARDEN

Stepping out from the conservatory onto an area of patio, the garden is predominantly hard landscaped for ease of maintenance with an area of Astro Turf, outside water tap, the garden is enclosed via six panelled timber fencing with a pedestrian gate to the rear giving access to off road parking for two vehicles and the rear service road.

### Agents Note

In accordance with the Estate Agents Act 1979 we herewith declare that this property is owned by Mr David & Mrs Elizabeth Evans, who are both Directors of David Evans Estate Agents Ltd.

### Anti Money Laundering

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 B



