



12, Mill Street, Eastleigh, SO50 4HE

£260,000

Offering surprisingly spacious accommodation, a substantial 3 bedroom Victorian home with 2 reception rooms, a fitted kitchen, utility area and bathroom. The third bedroom is off the second, ideal as a nursery or a study. Gas central heating, double glazing. The enclosed garden is a good size with off road parking to the rear for two vehicles with a useful outbuilding which runs the width of the plot. Just minutes walk from the town centre with its many facilities.

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

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A 3 bedroom end of terrace.

The property is accessed from the side via a upvc door with glazing opening to

Entrance Hallway

Textured ceiling with coving, ceiling light point.

Staircase leading to the first floor landing with storage cupboard below housing the electric consumer unit and utility meters.

Lounge 11'5" x 11'0" (3.50 x 3.36)

Smooth plastered ceiling with coving, ceiling light point. A dual aspect room with upvc double glazing to the front and side aspects. Single panel radiator, continuation of laminate floor covering from the entrance hallway. Provision of power points, television point.

The room centres on an open fire with stone hearth.



Dining Room 10'11" x 11'5" (3.35 x 3.48)

Open plan to the kitchen with a smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the side aspect, single panel radiator, continuation of laminate floor covering.

From here a wide opening leads through to the kitchen.



Kitchen 8'2" x 11'4" (2.49 x 3.47)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect. A four panel door opens to a rear

lobby area.

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with an inset stainless steel sink unit with drainer and a mono bloc mixer tap over. Free standing gas oven and hob, space and plumbing for an automatic washing machine, space for a a tall fridge / freezer.



Rear Lobby

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect, obscure upvc double glazed door opening to the rear garden. Ceramic glazed tiled flooring, double panel radiator.

A solid panel door opens to the bathroom.

Bathroom 6'0" x 6'9" (1.83 x 2.06)

Smooth plastered ceiling with coving, ceiling light point, access to the roof void. Obscure upvc double glazed window to the rear aspect, continuation of ceramic glazed tiled floor.

Pedestal wash hand basin, close coupled wc, L shaped bath with thermostatic shower valves within.



First Floor

The landing is accessed from the entrance hallway with a quarter turn. With a textured ceiling with coving, ceiling light point, access to the roof void, upvc double glazed window to the side aspect.

Bedroom 1 11'5" x 11'0" (3.48 x 3.36)

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

Bedroom 2 11'5" x 10'11" (3.48 x 3.34)

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

From here a four panel door opens to bedroom 3

Bedroom 3 11'3" x 8'3" (3.44 x 2.52)

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

A four panel door opens to an airing cupboard housing a 'Valiant' combination boiler with slatted linen shelving over.

Front Garden

The front garden is laid to slate chippings for ease of maintenance.

Rear Garden

Stepping out from the lobby area to an area laid to decking, with an area laid to lawn beyond.

The garden is enclosed by a brick wall to one boundary and a timber panelled fence to the other.

To the rear of the garden a pedestrian gate gives access to the off road parking area (suitable for a couple of vehicles) which is laid to gravel.

Beyond here is a brick built storage shed with a polycarbonate roof.



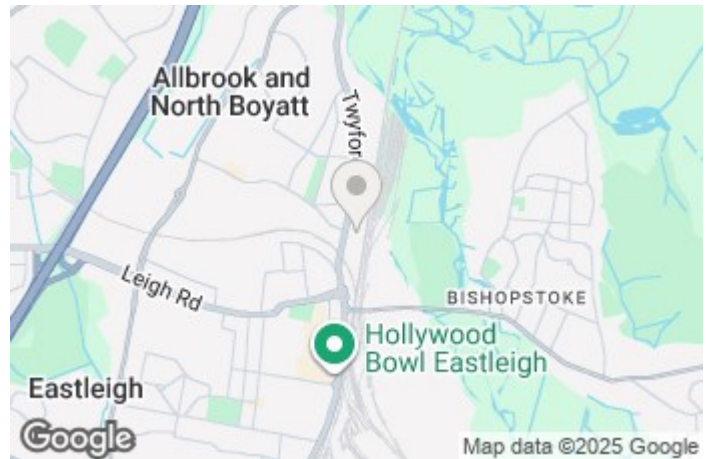
Council Tax Band B

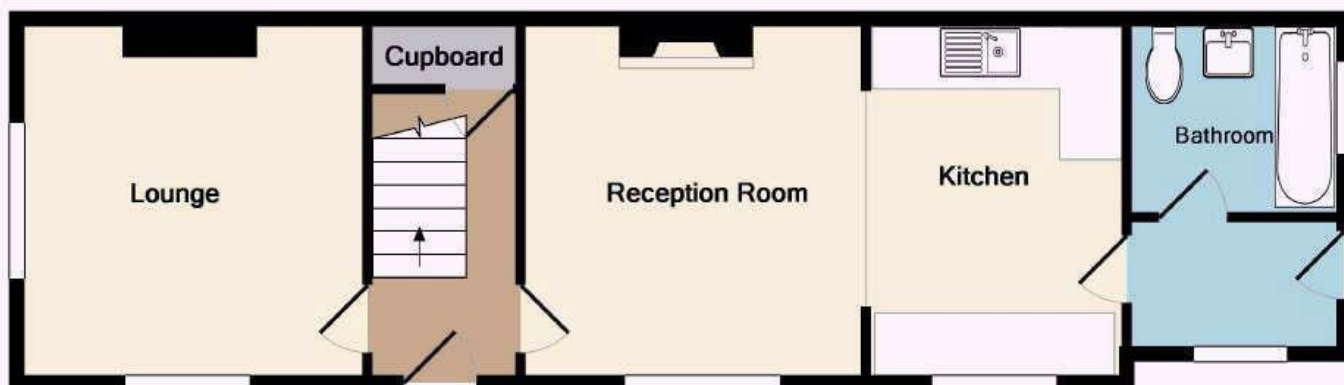
Off Road Parking



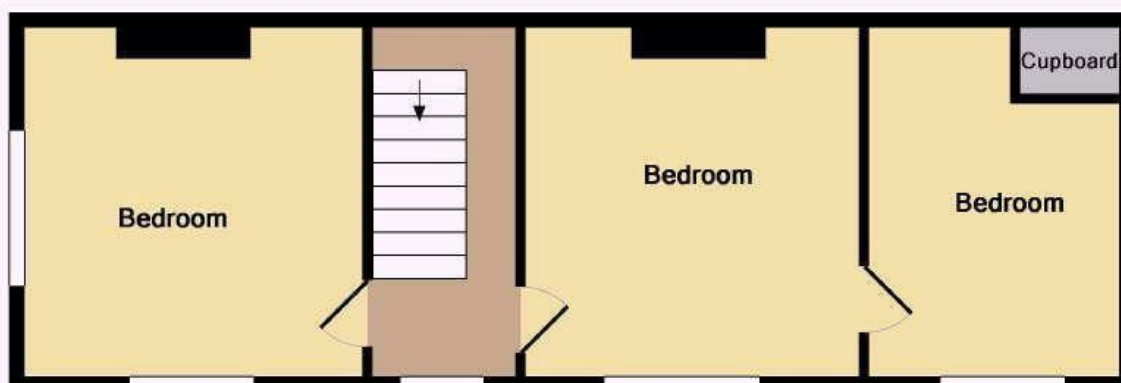
Agents Note

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Ground Floor



1st Floor

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