



## 46., St. Catherines Road, Eastleigh, SO50 4JU

### No Onward Chain £375,000

Located in a popular residential area and surrounded by similar homes, this well-proportioned 4-bedroom semi-detached property offers comfortable family living across two floors. The ground floor comprises a spacious lounge, and separate dining room, perfect for entertaining, fitted kitchen with views over the enclosed rear garden.

To the first floor are four bedrooms, all served by a modern three-piece family bathroom suite.

Externally, the property boasts a private rear garden ideal for outdoor enjoyment, along with off-road parking to the front. This home presents an excellent opportunity for growing families or buyers seeking more space in a well-connected location.

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

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The property is accessed from the road via a dropped kerb onto a driveway laid to bloc paving creating off road parking for a couple of vehicles. A upvc door with obscure glazing opens to

### Entrance Hallway

Textured ceiling, ceiling light point, double panel radiator.

All doors are of a four panel design.

### Cloakroom

Textured ceiling, ceiling light point, upvc obscure glazed window to the side aspect, linoleum floor covering, single panel radiator, wall mounted wash hand basin, close coupled wc with dual push flush. Ceramic glazed tiled walls.

### Lounge 13'10" x 15'10" (4.22 x 4.83)

Textured ceiling, ceiling light point, four wall light points, large walk in upvc double glazed window to the front aspect, provision of power points, television, telephone point and a double panel radiator.

Under stairs storage cupboard. A second cupboard opens housing the electric consumer unit, and utility meters.

From here an opening leads through to



### Dining Room 12'6" x 10'0" (3.83 x 3.07)

Textured ceiling, ceiling light point, upvc double glazed sliding door giving direct access onto the rear garden. Double panel radiator, provision of power points.

A four panel door opens to the kitchen.



### Kitchen 12'5" x 7'4" (3.80 x 2.25)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with inset composite sink unit with drainer and a mono bloc mixer tap. Space for a free standing cooker with both gas and electric point. Extractor hood over. Space and plumbing for an automatic washing machine, space for a further under counter appliance. Space for a mid height fridge / freezer.

Textured ceiling, ceiling light point, pair of upvc double glazed windows to the rear aspect and a upvc door, giving direct access onto the rear garden, linoleum floor covering.



### First Floor

Accessed by a straight flight staircase from the entrance hallway. The landing has a textured ceiling, ceiling light point, access to the roof void. A storage cupboard opens providing slatted linen shelving, a second cupboard opens providing useful shelving.

All doors are of a six panel design.

### Bedroom 1 12'11" x 9'10" (3.94 x 3.01)

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



### Bedroom 2 8'9" x 9'7" (2.67 x 2.93)

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points. A built in storage cupboard opens providing hanging rail and shelving.



### Bedroom 3 8'7" x 8'11" (2.62 x 2.73)

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



### Bedroom 4 9'10" x 7'10" (3.01 x 2.40)

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points. A storage cupboard opens providing useful shelving.



### Family Bathroom 5'6" x 6'11" (1.68 x 2.13)

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc, panelled bath with a glass and gold shower screen, Electric 'Dimplex' heater.

Textured ceiling, ceiling light point, upvc obscure glazed window to the side aspect, linoleum floor covering, single panel radiator and ceramic glazed half height tiling.



### Front Garden

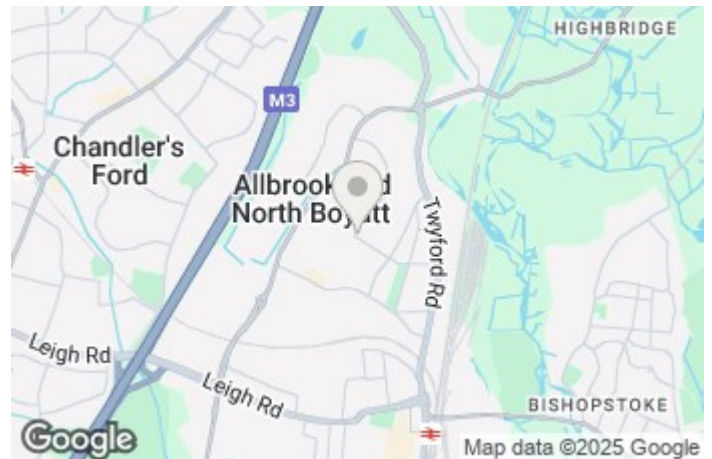
The front garden is enclosed by low level picket fence and is principally laid to lawn with shrub beds.

### Rear Garden

Stepping out onto an area laid to patio providing a pleasant seating area. The garden is principally laid to lawn with mature shrub beds.



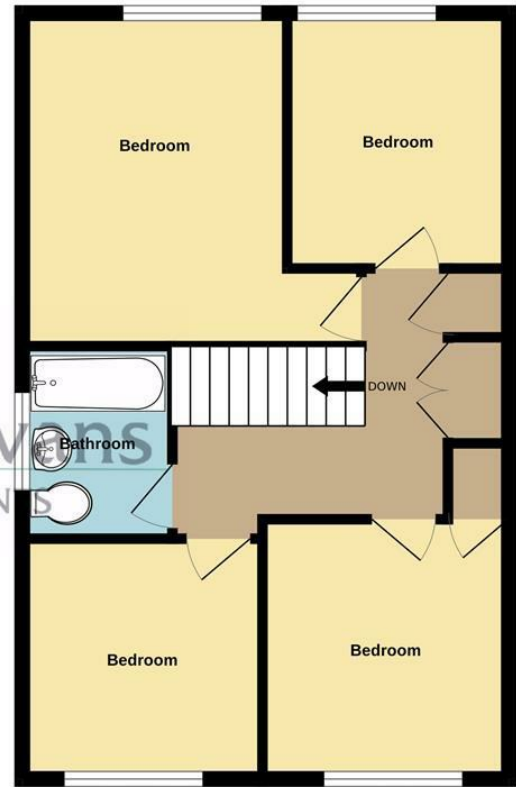
### Council Tax Band C





Ground Floor

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		73	79
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			