



24, Doncaster Road, Eastleigh, SO50 5QR

£1,450

A spacious and attractive 3 bedroom character home, conveniently located for all town centre facilities, the ground floor is arranged as 14'0" X 11'6" lounge/dinning room with walk in bay and kitchen while upstairs there are three bedrooms and a bathroom. The property benefits from double glazing throughout and has gas fired central heating. Rear access to the enclosed garden is available from a service road with off road parking. Available Now.

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

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Entrance Hallway

A recessed entrance shelters a upvc door with double glazed panels opening to the entrance hall. Laminate flooring continues from the hall throughout the ground floor of the house.

From the hall a staircase leads to the first floor landing and has storage cupboards below housing the gas and electric meters and the fuse box. Single panelled radiator, ceiling light point and a smoke alarm, dado rail, and the original coving remains to the front of the hall. Wireless programmable central heating thermostat. From the hall a four panelled door opens to the lounge/dining room.

Lounge / Dining Room 14'0" into bay x 11'6" (4.27m into bay x 3.51m)

(Measured here in two separate areas which are delineated by a wide arch) A large walk in double glazed bay overlooks the front of the property and a pleasant feature of the room is a cast iron open fireplace with decorative tiles and a stone hearth. The room also has a single panelled radiator, power points are well placed and the ceiling is coved with a light point. A wide opening leads into the dining area.



11'5" x 9'4" into alcove (3.50 x 2.86 into alcove)

A double glazed window overlooks to the rear garden. The dining area has an exposed brick chimney with a slate tiled hearth providing a focal point to the room, and a further single panelled radiator. Power points, decorative ceiling rose to the coved ceiling, and a serving hatch opens to the kitchen.

Kitchen 15'4" x 9'1" (4.68 x 2.79)

The dual aspect, family sized kitchen is accessed from the end of the hallway by a half glazed panelled door. Ample natural light is provided by double glazed windows to both the side and rear elevations, and a half double glazed upvc framed door giving access to the garden.



The kitchen is fitted with an excellent range of quality cream fronted panelled units with brushed chrome handles and

woodgrain effect work surfaces, one with an inset stainless steel sink. A three quarter height larder cupboard is provided. A fridge and freezer are integrated to the units, space and plumbing are provided for a washing machine, dishwasher and space for a free standing cooker with a fitted stainless steel extractor hood above and with electric points.

The walls are half tiled with quality glazed ceramics, and a concealed Vaillant combination gas boiler serves the domestic hot water supply and the central heating and is controlled by a wireless, programmable room thermostat currently located in the hallway. Double panelled radiator, two ceiling light points, ample supply of well placed power points.

First Floor

THE FIRST FLOOR ACCOMMODATION is accessed from the hall by a straight flight staircase with a dado rail to one side and the landing has a light point, coving, a power point, and the doors are of four panelled design with chrome furniture. Hatch access is provided to the partly boarded roof void.

Bedroom 1 14'9" x 11'6" (4.52 x 3.51)

A very well proportioned principal bedroom with a double glazed window to the front elevation, and with a cast iron fireplace and tiled hearth providing a pleasant focal point. The room has exposed wooden flooring, a single panelled radiator, provision of power points, a picture rail and a ceiling light point.



Bedroom 2 11'5" x 9'4" (3.50 x 2.85)

A second good sized double bedroom with a double glazed window overlooking the rear garden. Single panelled radiator, exposed wooden flooring, and this room also has a cast iron fireplace. Ceiling light point and provision of power points.



Bedroom 3 9'2" x 7'3" (2.81 x 2.23)

The third bedroom is a good size and has a double glazed window to the rear aspect. Double panelled radiator, power points, ceiling light point.



Bathroom

A three piece white suite comprises a panelled bath with a Mira plumbed in shower over and a screen, pedestal wash hand basin, and a close coupled wc. The walls are fully tiled with quality glazed ceramics as is the floor. A double glazed window opens to the side aspect. Ceiling light point, extractor fan, double panelled radiator.



Externally

The small front garden, traditional to these homes, has low walling and a wrought iron gate.

Rear Garden

The garden to the rear is enclosed by timber panelled fencing and abutting the rear of the house is a paved patio area with sensor security lighting over and with a cold water tap. Beyond the patio the garden is laid principally to lawn with flower and shrub borders and with a path giving access to a carport.

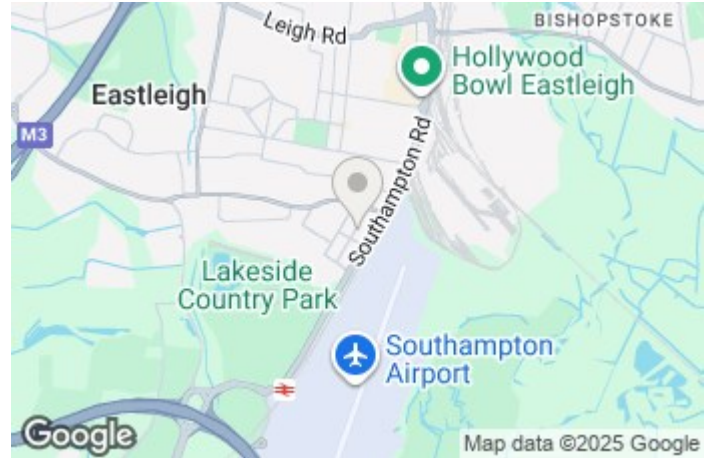


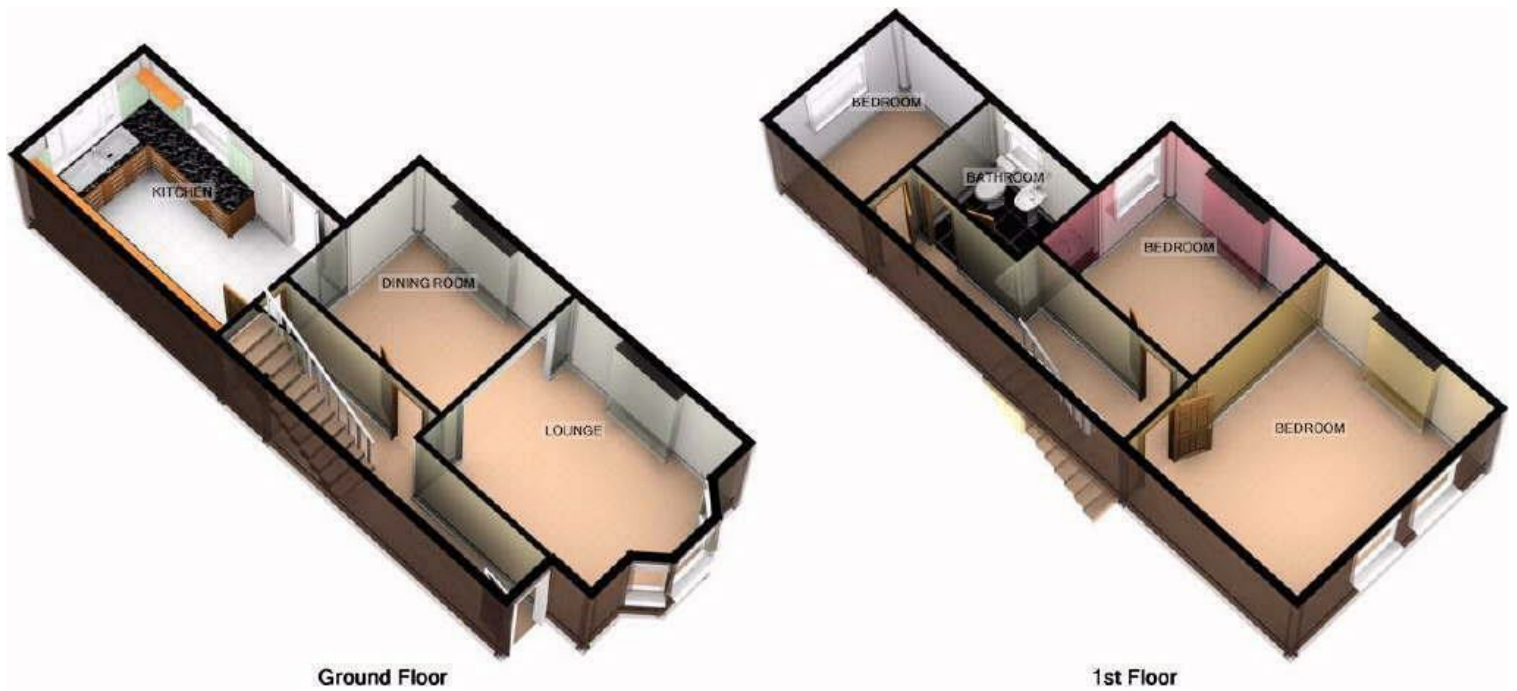
Car Port

A double width carport with an up and over door and a concrete

base for two vehicles side by side. Lighting is provided and an external power socket.

COUNCIL TAX BAND B





For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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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	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	