



7, Arthur Road, Eastleigh, SO50 4FT £365,000

A well-proportioned three-bedroom family home situated in a popular residential location. The ground floor offers a spacious lounge, a separate dining room, and a conservatory overlooking the generous rear garden. To the first floor are three good-sized bedrooms, two of which benefit from fitted wardrobes, all served by a modern three-piece white bathroom suite.

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 providing off road parking.

A upvc door opens to an entrance porch of upvc panelling and double glazing to the front and side aspects, polycarbonate roof and a laminate floor covering. From here a upvc door with obscure glazed panelling opens to

Entrance Hallway

Textured ceiling, ceiling light point, single panel radiator, laminate floor covering.

Staircase leading to the first floor landing with useful understairs cupboard and housing the electric meter and consumer unit.



Kitchen 10'4" x 7'6" (3.15 x 2.30)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, ceramic glazed tiled flooring.

The kitchen is fitted with a range of cream fronted low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap over. Four burner 'Lamona' induction hob, stainless steel chimney style extractor hood over. Low level fan assisted oven, space and plumbing for an automatic washing machine, space for a tall fridge / freezer. Slimline dishwasher. Ceramic glazed white brickwork fashion splashback tiling.

From here a fifteen panel glazed door opens to a rear lobby.



Lounge 12'5" x 12'4" (3.79 x 3.76)

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points, television point. The room centres on a log burning stove with slate effect hearth.



Rear Lobby

Continuation of ceramic glazed floor tiling from the kitchen. Smooth plastered ceiling, upvc door with obscure glazing to the side aspect, and a solid panel door opening to a ground floor cloakroom.

Downstairs Toilet

Smooth plastered ceiling, ceiling light point, obscure upvc double glazed window to the side aspect, continuation of the ceramic glazed tiled flooring. Wall mounted wash hand basin, low level wc with concealed cistern.



Dining Room 11'11" x 10'10" (3.65 x 3.32)

Textured ceiling, ceiling light point, upvc double glazed patio doors opening to a rear conservatory.

Single panel radiator, provision of power points. The room centres on a gas, coal effect fire with an 'Adam' style mantle/surround, with a marble backing and hearth.

From here an archway leads through to the kitchen.



Conservatory 8'10" x 8'5" (2.71 x 2.57)

Constructed of low level brick walling with upvc double glazing over. Polycarbonate roof. A pair of upvc doors give access onto the rear garden, laminate floor covering and two wall light points.



First Floor

Accessed by a turning staircase from the entrance hallway. The landing has a smooth plastered ceiling, ceiling light point, access to the roof void.

All doors are of a six panel design.

Bedroom 1 11'0" x 9'8" (3.35m x 2.95m)

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, double panel radiator.

The room benefits from a range of fitted wardrobes, providing hanging rail and storage.



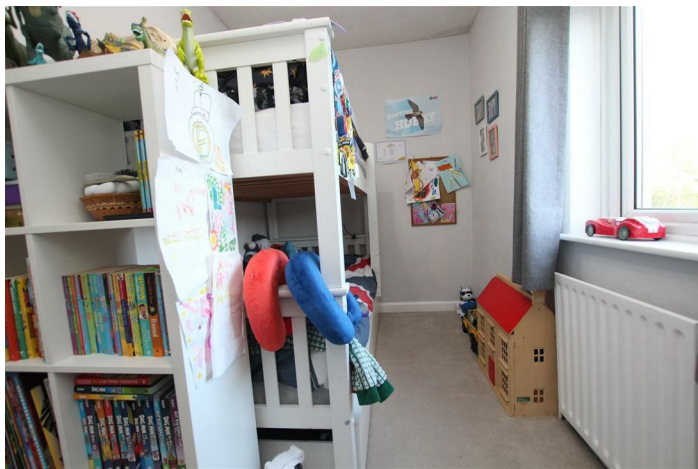
Bedroom 2 9'10" x 9'3" (3.01 x 2.84)

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points. The room benefits again from wardrobes providing hanging rail and storage.



Bedroom 3 10'9" x 6'2" (3.29 x 1.90)

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

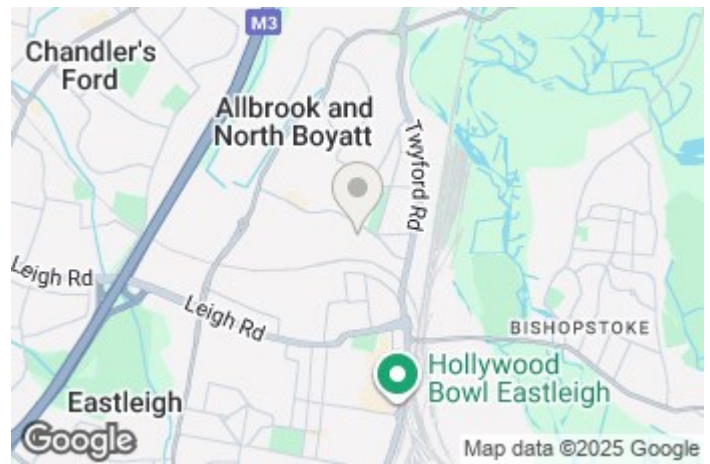


Family Bathroom 7'4" x 7'0" (2.24 x 2.15)

Smooth plastered ceiling, ceiling light point, obscure upvc double glazed window to the side aspect, laminate style floor

covering, chrome heated towel rail.

Fitted with a three piece white suite comprising wash hand basin set within a vanity unit with storage below, close coupled wc with dual push flush. Panelled bath with a glass and chrome shower screen over and thermostatic shower and dual head and a mono bloc mixer tap.



Rear Garden

The rear garden is a particular feature of this property. Stepping out from the conservatory doors onto an area laid to patio providing a very pleasant seating area.

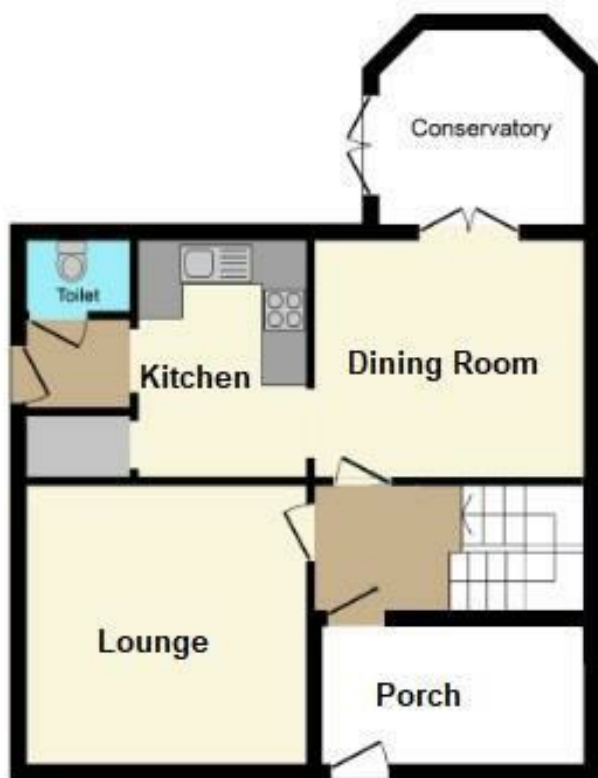
A low level brick wall separates this and the main part of the garden, which is principally laid to lawn.

The garden is enclosed by timber panel fencing and shrub beds.



Agent Note

Since the EPC was conducted in July 2022 improvements have been made to increase the energy efficiency at the property these works include insulating the loft and replacing the boiler.



Ground Floor



First Floor

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	