



## 64, Desborough Road, Eastleigh, SO50 5NS

### £275,000

This 3 Bedroom Victorian Terraced House in a very Convenient Town Centre Location! - The property enjoys three large double bedrooms, two generous connecting receptions. Spacious fully equipped kitchen, appliances Inclu' Washing Machine, Slimline Dishwasher, Gas Hob, Electric Oven, Fridge Freezer, Breakfast Bar. There is a useful rear lobby off the kitchen & a modern ground floor bathroom, Thermostatic Shower & tiling just installed. Full Gas Central Heating & Double Glazing. . Easy stroll to the town centre. Large garden to the rear & a traditional front garden. 2 x EBC Parking Permit are available, as well as ample off road parking behind an electric roller shutter door to the rear garden.

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

David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29



*These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.*

To the front the garden is enclosed by a low level walls with a concrete path leading to the front door, the garden is predominantly laid to gravel for ease of maintenance, external gas meter, outside courtesy light, recessed front door which is UPVC double glazed with obscure glazed window

### ENTRANCE HALLWAY

Smooth plastered ceiling, two ceiling light points, coving, original archway, inset coir matt built into the flooring, single panelled radiator, straight staircase leading to the first floor, under-stairs cupboard housing the electric consumer unit and electric meter, four panelled door with two glazed inserts leading to the dining room and another into the kitchen

### DINING ROOM 9'8" x 11'10" (2.97 x 3.61)

Textured ceiling, ceiling light point, coving, wooden single glazed sashed window onto the rear elevation, single panelled radiator, provision of power points, wide square opening onto the

### LOUNGE 11'10" x 11'11" (3.63 x 3.65)

Textured ceiling, ceiling light point, coving, UPVC double glazed walk in bay window to the front elevation, single panelled radiator, provision of powerpoints, TV point, phone point, room focuses on an Adams style mantle piece with marble hearth and backing



### KITCHEN 11'11" x 8'3" (3.65 x 2.53)

Smooth plastered ceiling, ceiling light point, two wooden framed windows to the side elevation, Lino floor covering, kitchen comprises of low level and wall mounted units in a white gloss, heat resistant square edge worktop in a wood plank effect, inset stainless steel sink with bowl drainer and monobloc mixer tap, four burner gas Lamona hob with electric oven below, stainless steel chimney style extractor over, match-board panelling on the walls, built in storage cupboard housing Baxi Combination boiler with shelving, a further four panelled door leading through to the



### REAR LOBBY

Smooth plastered ceiling, ceiling light point, loft access, single panelled radiator, continuation on Lino floor covering, UPVC door giving access to the rear garden, four panelled door leading to the

### BATHROOM 8'0" x 6'8" (2.46 x 2.04)

Smooth plastered ceiling, ceiling light point, two UPVC double glazed windows to the rear and side elevation, extractor fan, three piece white suite comprising of pedestal wash hand basin, low level WC, bath with glass and chrome shower screen over, mixer tap and shower attachment, fully tiled around the bath and tiled to half height around the remainder of the bathroom

### FIRST FLOOR ACCOMODATION

Smooth plastered ceiling, ceiling light point, loft access, all doors are of a four panelled design

### BEDROOM 1 15'2" x 12'0" (4.63 x 3.66)

Smooth plastered ceiling, ceiling light point, coving, two UPVC double glazed windows to the front elevation, single panelled radiator, provision of powerpoints,



### BEDROOM 2 11'10" x 13'1" (3.62 x 3.99)

Textured ceiling, ceiling light point, coving, UPVC double glazed window to the rear elevation, single panelled radiator, provision of powerpoints,





### BEDROOM 3 15'1" x 8'3" (4.61 x 2.54)

Smooth plastered ceiling, ceiling light point, loft access, UPVC double glazed window to the side elevation, single panelled radiator, provision of power points



### REAR GARDEN

Small area of garden abutting the rear of the property is laid to paving and behind a low level fence the rest of the garden is laid to shingle and hard landscaping, Lots of off road parking to the rear of the garden can be accessed via an electric roller shutter door.

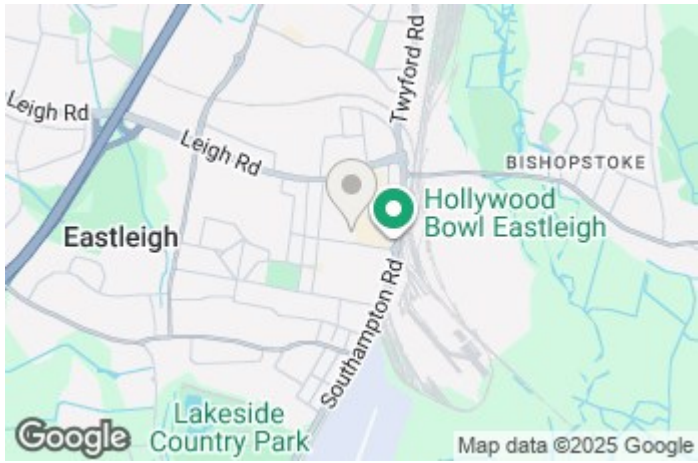
### Agent Note

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





Ground Floor



1st Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix 60010

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-10) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
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) <b>A</b>	<b>68</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	