



**Connells**

Victoria Road  
Eastleigh



## Property Description

Nestled in the desirable area of Eastleigh, this charming three-bedroom home has been thoughtfully modernised throughout.

Step into the cosy lounge, featuring a bay window and a delightful fireplace, perfect for relaxing evenings.

The stylish separate dining room flows seamlessly into a modern kitchen, leading to a well-maintained private garden, ideal for outdoor enjoyment.

Upstairs, you'll find two spacious double bedrooms, a comfortable single bedroom, and a family bathroom.

The rear garden boasts a patio area, lovely lawn, and a convenient shed with side access. With its prime location close to local amenities and excellent transport links, this lovely family home offers both comfort and convenience.

## Entrance Hall

Radiator. Under stairs cupboard.

## Lounge

12' 9" x 11' 2" (3.89m x 3.40m)

Double glazed bay window to front aspect. Feature fireplace (disconnected). Built in storage cupboard with shelving above. Carpet. Radiator. TV port.

## Dining Room

12' 3" x 11' 4" (3.73m x 3.45m)

Double glazed window to rear aspect. Radiator. Storage cupboard built in housing fuse box. Carpet.

## Kitchen

13' 9" x 5' 4" (4.19m x 1.63m)

Double glazed window to side and rear aspect. Door to side aspect. Fitted kitchen with wall and base units. Electric cooker. Extractor fan. Space for appliances. Boiler-Serviced April 2024. Radiator. Carbon monoxide alarm.

## Landing

Loft access. Fire alarm.

## Bedroom 1

12' 5" x 9' 3" (3.78m x 2.82m)  
Double glazed window to front aspect.  
Radiator. Built in wardrobe. Carpet. TV port.

## Bedroom 2

8' 4" x 10' 2" (2.54m x 3.10m)  
Double glazed window to rear aspect.  
Radiator. Carpet. Built in wardrobe.

## Bedroom 3

Double glazed window to front aspect.  
Carpet. Radiator. Single room.

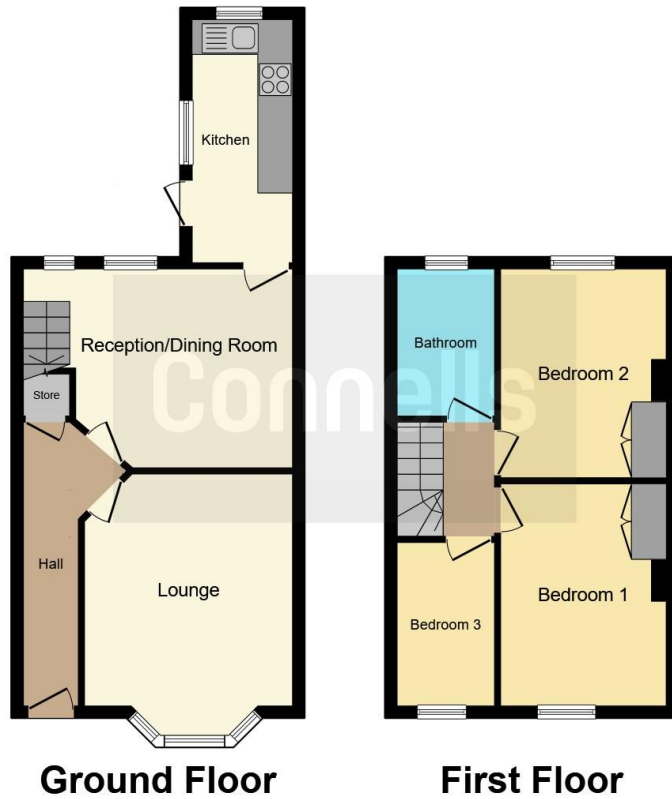
## Bathroom

Double glazed window to rear aspect. WC.  
Wash hand basin. Shower over bath.  
Radiator. Spotlights. Wall storage cupboard.

## Outside

On road parking. Gravel front area. Outside light.  
To the rear. Side access. Patio area. Lawn area. Shed. Outside tap. Outside light to the rear.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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