



49 Ascot Road, Horton Heath - SO50 7JP

In Excess of £350,000

WHITE & GUARD

49 Ascot Road

Horton Heath, Eastleigh

INTRODUCTION

Presented in excellent cosmetic order throughout, this three bedroom detached house occupies an enviable position along a private driveway, servicing just three homes. Available for sale with no forward chain the property provides a driveway and garage whilst the living accommodation comprises a spacious dining/ reception hall, fitted kitchen, living room and ground floor WC. The first floor boasts an en-suite shower room, plus family bathroom and three well proportioned bedrooms.

LOCATION

The property is just a short drive from Hedge End and its retail park that include M&S and Sainsburys, as well as Eastleigh and its thriving centre, broad range of shops and amenities and mainline railway station. Southampton Airport is a stones throw away and all main motorway access routes are also within easy reach. Horton Heath is a semi-rural village with a local shop, popular pub and recreation ground, it also benefits from its own tennis courts and local woodlands with many footpaths and bridleways. Also within catchment for Wyvern College for 11-16 years olds and holds academy status.

- EASTLEIGH COUNCIL BAND D
- FREEHOLD EPC RATING C
- THREE BEDROOM DETACHED HOUSE
- NO FORWARD CHAIN
- CLOAKROOM
- ENSUITE TO MASTER BEDROOM
- DRIVEWAY PROVIDING PARKING FOR TWO VEHICLES
- GARAGE
- ENCLOSED REAR GARDEN



WHITE & GUARD



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INSIDE

A double glazed door to the side opens into the entrance hall which provides access to the cloakroom and internal access into the garage. Glass panelled double doors lead into the impressive and spacious dining reception hall which has been laid to oak wood flooring, has stairs leading to the first floor with a convenient under stairs storage cupboard. The living room set at the rear of the property benefits from the recent installation of a new carpet and double glazed sliding doors look out onto the garden. Adjacent to the lounge is the fitted kitchen which comprises a range of matching wall and base level units with fitted work surfaces over that incorporate an inset gas hob, stainless steel sink and drainer and an eye level electric oven and grill. Space and plumbing is provided for a washing machine as well as under counter space for a fridge and freezer, and a double glazed door open into the rear garden.

The first floor landing provides access to the loft space which can be accessed via a pull down ladder. Internal doors lead to the principal accommodation which encompasses three well presented bedrooms, two of which are well proportioned double bedrooms with the main bedroom boasting an en-suite shower room. The separate family bathroom comprises a panel enclosed bath with shower attachment, a WC and pedestal wash hand basin.



OUTSIDE

Externally the property has a driveway which in turn leads to an integral garage which can be accessed via an up and over electric door and has power and lighting. The enclosed rear garden is laid to both patio and lawn and has side pedestrian access.

SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband ; Superfast Fibre Broadband 35-53 Mbps download speed 6 - 10 Mbps upload speed. This is based on information provided by Openreach

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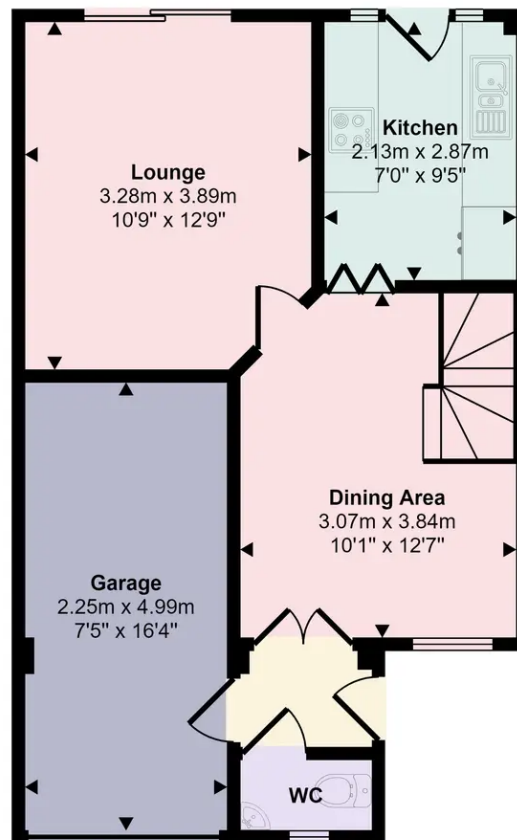
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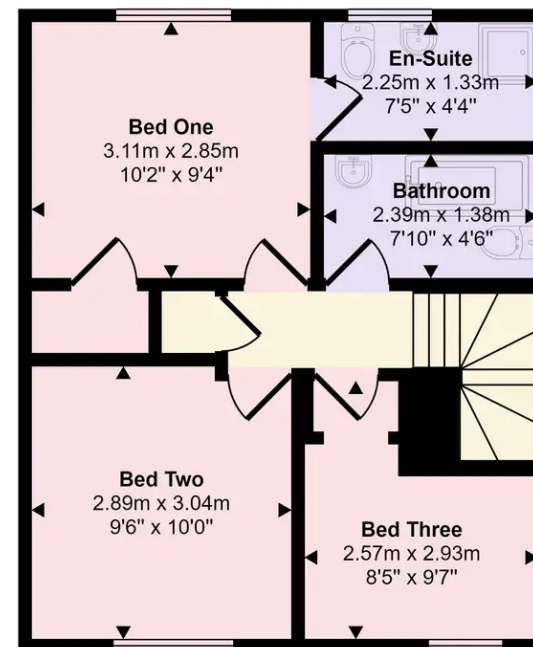
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Approx Gross Internal Area
84 sq m / 906 sq ft



Ground Floor
Approx 46 sq m / 494 sq ft



First Floor
Approx 38 sq m / 412 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.