



70, Church Road, Eastleigh, SO50 6DL

Chain Free £325,000

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A well-presented three-bedroom semi-detached Victorian home, offering bright and airy accommodation throughout. This charming property features an inviting entrance hallway, a spacious lounge with a bay window, a separate dining room, and a fitted kitchen. To the first floor, there are three bedrooms, all served by a modern three-piece family bathroom.

Externally, the property benefits from an enclosed rear garden and off-road parking to the rear, accessed via a service road. Offered to the market with no forward chain, this is an excellent opportunity for buyers seeking a character home with practical living space.

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

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The property is accessed from the pavement via a couple of steps leading to the property. Accessed from the side via a upvc door with obscure glazing opening to.

Entrance Hallway

Textured ceiling, ceiling light point, picture rail, single panel radiator, power point.

Staircase leading to the first floor landing, with cupboard housing the gas meter.

Wall mounted electric consumer unit and meter.

Lounge 12'5" x 12'9" into bay (3.79 x 3.91 into bay)

Textured ceiling, picture rail, upvc double glazed walk in bay window to the front aspect, double panel radiator, provision of power points and Sky and television point. The room centres on an open fire with tiled hearth, surround and mantle.



Dining Room 12'5" x 11'2" (3.81 x 3.42)

Textured ceiling, ceiling light point, upvc double glazed window to the side and rear aspects, single panel radiator, provision of power points, television and Sky point.

The room centers on fireplace iwth tiled hearth, surround and mantle.

From here a solid panel through to the kitchen.



Kitchen 14'1" x 8'11" (4.30 x 2.72)

The kitchen is fitted with a range of low level cupboard and

drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink with drainer and a mono bloc mixer tap, space for a free standing cooker with for both utilities, space and plumbing for a dishwasher, space and plumbing for an automatic washing machine. Space for a tall fridge / freezer.

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect and a upvc door with glazed panel to the side. Double panel radiator, linoleum floor covering, wall mounted 'Valiant' boiler.



First Floor

The landing is accessed by a straight flight staircase from the entrance hallway. The landing has a textured ceiling, three ceiling light points, natural light is provided by a upvc double glazed window to the side aspect, provision of power points.

Bedroom 1 13'0" into bay x 12'6" (3.97 into bay x 3.82)

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



Bedroom 2 11'3" x 9'6" (3.43 x 2.92)

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



Bedroom 3 7'9" x 8'6" (2.38 x 2.60)

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, provision of power points. A cupboard opens housing an insulated hot water cylinder with slatted linen shelving over.



Family Bathroom 5'1" x 6'1" (1.57 x 1.86)

The bathroom is fitted with a three piece suite comprising pedestal wash hand basin, with ceramic tiling, low level wc, panelled bath with shower.

Textured ceiling, ceiling light point, access to the roof void, extractor fan, obscure upvc double glazed window to the side aspect and a single panel radiator. Linoleum floor covering.



Front Garden

The front garden is principally laid to lawn

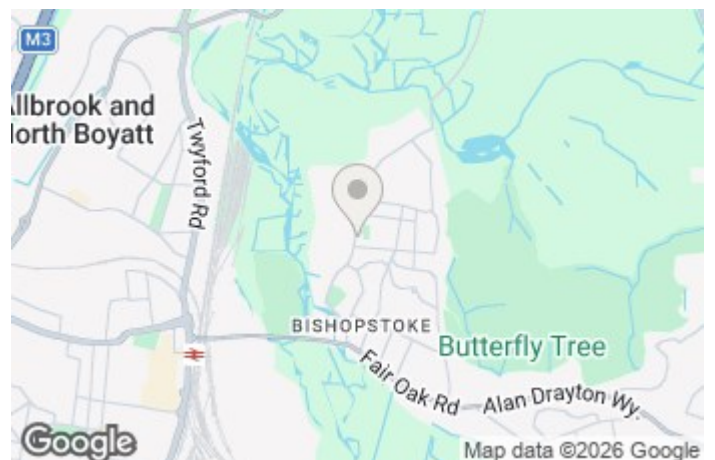
Rear Garden

Stepping out onto an area laid to concrete, a pickett gate leads to the side of the property and to the road. The garden is principally laid to lawn.

An area is laid to paving across the rear of the property, enclosed by timber panel fencing to one side and a block wall to the other. To the rear of the garden is timber fencing, off road parking can be made available to the rear from the rear service Road.



Council Tax Band C





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	