



## 16, Pitmore Road, Eastleigh, SO50 4LW £1,200 PCM

A pleasant Victorian mid terrace cottage, pleasantly situated in a popular semi rural location but only 5 minutes from Eastleigh town centre with its railway station and with fast access to the M3 and M27.

A good sized two bedroom character home, with a well planned kitchen, ground floor bathroom, court yard style rear garden and lawned front garden. Unfurnished & Available Mid December!

The property is accessed from the road along a path, along the front of adjoining similar style homes. The property is entered via a porch with a timber panelled door and ten insert glazed panels opening onto

### **LOUNGE 11'0" x 11'2" (3.37 x 3.41)**

Textured ceiling, ceiling light point, wall light point, double panelled radiator, provision of power points, television point. Natural light is provided by a double glazed window to the front aspect. The room centres on an open fire with surround and brick hearth, original stripped back floor boards. High level wall mounted cupboard conceals the electric consumer unit and meter. A six panelled door opens onto a inner lobby.



### **INNER LOBBY**

Smooth plastered ceiling, ceiling light point, power point, oak flooring. Wall mounted Digistat heating control thermostat. Staircase leading to the first floor landing. A six panelled door opens onto a spacious kitchen.

### **KITCHEN 10'11" x 11'2" (3.35 x 3.41)**

The kitchen is fitted with a good range of cream fronted farmhouse style, low level and wall mounted cupboard including display cabinets. Heat resistant bloc effect worksurface with an inset stainless steel sink unit with a mono bloc mixer tap over, four burner gas hob. Electric Bosch fan assisted oven. Space and plumbing for an automatic washing machine. Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, linoleum floor covering, double panelled radiator, provision of power points, useful under stairs storage cupboard with shelving. An opening leads through to a rear lobby.



### **REAR LOBBY**

Smooth plastered ceiling, ceiling light point, oak flooring. A upvc double glazed door gives access onto the rear court yard. A solid panel door opens onto a ground floor bathroom.

### **GROUND FLOOR BATHROOM 6'3" x 4'11" (1.92 x 1.50)**

The bathroom is fitted with a three piece suite comprising pedestal wash hand basin, low level wc and bath with matchboard panelling with a shower attachment. Half tiled walls, smooth plastered ceiling, ceiling light point, upvc obscure double glazed window to the side aspect. Continuation of the oak flooring from the ground floor lobby and a double panelled radiator.

### **FIRST FLOOR ACCOMMODATION**

Is accessed by a straight flight staircase from the inner lobby with a split at the top leading to the two bedrooms. The landing has a smooth plastered ceiling, ceiling light point. Both rooms are accessed by six panelled doors.

### **BEDROOM 1 11'2" x 10'11" (3.41 x 3.34)**

Textured ceiling, ceiling light point, coving, upvc double glazed window to the front aspect, single panelled radiator, provision of power points and television point.



### **BEDROOM 2 11'2" x 11'0" (3.41 x 3.36)**

Textured ceiling, ceiling light point, coving, upvc double glazed window to the rear aspect, single panelled radiator, provision of power points. This room benefits from a couple of built in storage cupboards providing a good degree of storage. The other houses a Worcester Bosch combination boiler for the central heating.

### **GARDEN**

The garden is mainly to the front of the garden and is enclosed one side by a six close boarded fence and to other a low level picket fence. Towards the back boundary is an area of hard standing with a garden shed.



## REAR GARDEN

Stepping out from the door from the rear lobby onto a court yard area. Couple of useful storage cupboards accessed by ledge and brace doors. An area is laid to patio providing a very pleasant seating area. External gas meter.



## PARKING

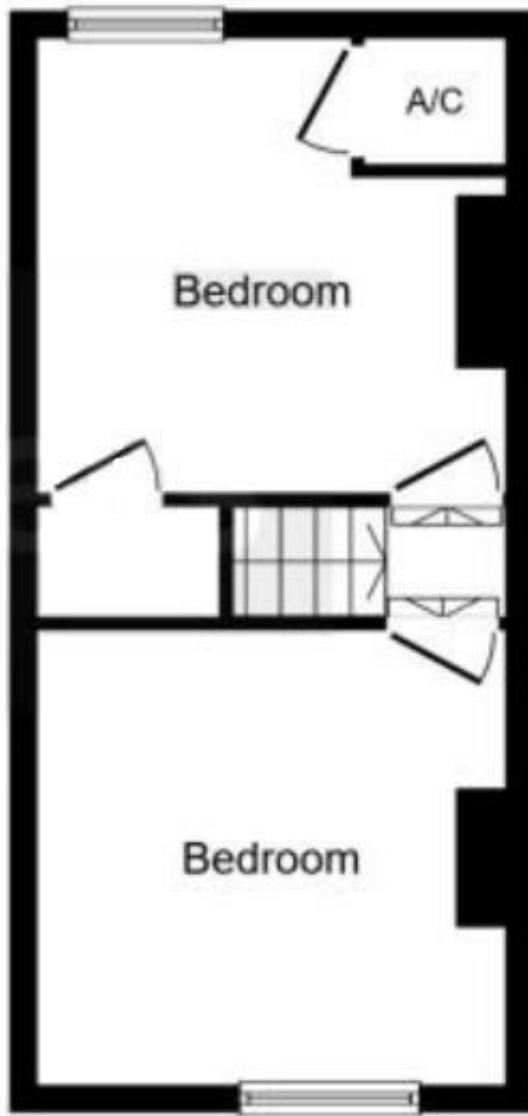
Is on the road or within a lay-by.

## Council Tax Band B





## 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	