



**51, Desborough Road, Eastleigh, SO50 5NY**  
**£325,000**

A spacious, larger-than-average three-bedroom Victorian terrace, ideally located just a short stroll from the town centre. The property welcomes you with an inviting entrance hallway, leading into a bright and airy lounge/diner. To the rear, a well-appointed kitchen opens into a versatile family area, creating a sociable heart of the home.

Upstairs, all three bedrooms are generously proportioned and are complemented by a modern three-piece white bathroom suite. Externally, the home benefits from an enclosed rear garden, along with a substantial garage accessed via a convenient service road, offering excellent storage or parking options.

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.*

A large 3 bedroom Victorian Terrace.

The property is accessed from the pavement where a wrought iron gate opens to a paved path and in turn leading to a recessed front entrance where a composite door with chrome door furniture opens onto

### Entrance Hallway

Smooth plastered ceiling with coving, ceiling light point, double panel radiator.

Staircase leading to the first floor landing with useful understairs cupboard housing the electric consumer unit and meter.

### Lounge / Dining Room

Accessed via a glazed door from the entrance hallway.

### Lounge Area 13'5" x 11'8" (4.11 x 3.58)

Smooth plastered ceiling with coving, ceiling light point, walk in upvc double glazed window to the front aspect, double panel radiator, provision of power points, television point.

From here a large opening leads through to the dining area.



### Dining Area 11'5" x 9'8" (3.48 x 2.97)

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, double panel radiator, provision of power points.

From here a six panel opens to the family area / kitchen.



### Kitchen / Family Area 25'0" x 9'10" (7.64 x 3.01)



### Family Area

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the side aspect, double panel radiator, provision of power points.

### Kitchen Area

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, four burner gas hob, with stainless steel extractor hood over. Low level 'Indesit' electric oven, space for a tall fridge / freezer, space and plumbing for an automatic washing machine. Ceramic glazed splashback tiling.

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the side and rear aspect, upvc double glazed door, giving direct access onto the rear garden, linoleum floor covering. Wall mounted 'Worcester Bosch' combination boiler



### First Floor

Accessed via a straight flight staircase from the entrance hallway. With a smooth plastered ceiling with coving, two ceiling light points, access to the roof void.

All doors are of a six panel design.

### Bedroom 1 15'4" x 11'0" (4.69 x 3.37)

Smooth plastered ceiling with coving, ceiling light point, two upvc double glazed windows to the front aspect, single panel radiator, provision of power points.

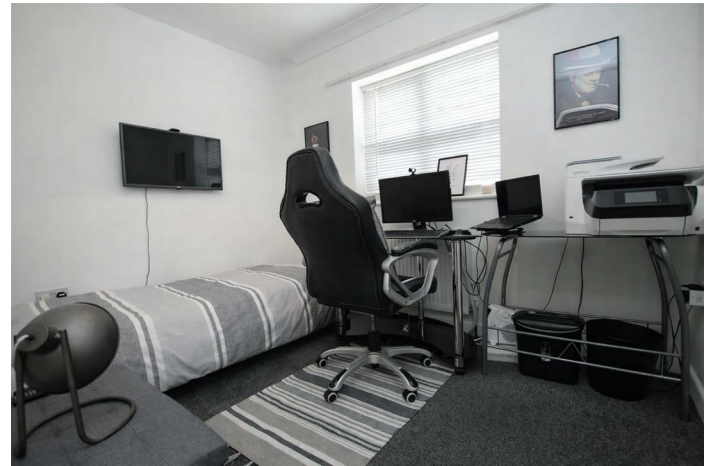


### Bedroom 3 9'10" x 7'6" (3.02 x 2.30)

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, double panel radiator, provision of power points.

### Bedroom 2 11'5" x 9'10" (3.48 x 3.01)

Smooth plastered ceiling, ceiling light point, upvc obscure double glazed window to the rear aspect, provision of power points.



### Rear Garden

The rear garden is enclosed by low level dwarf walling, with timber panel fencing over. Principally laid to hard landscaping for ease of maintenance with shrub beds down one side. Pergola to the rear with a polycarbonate roof over.

### Family Bathroom 6'6" x 4'11" (1.99 x 1.50)

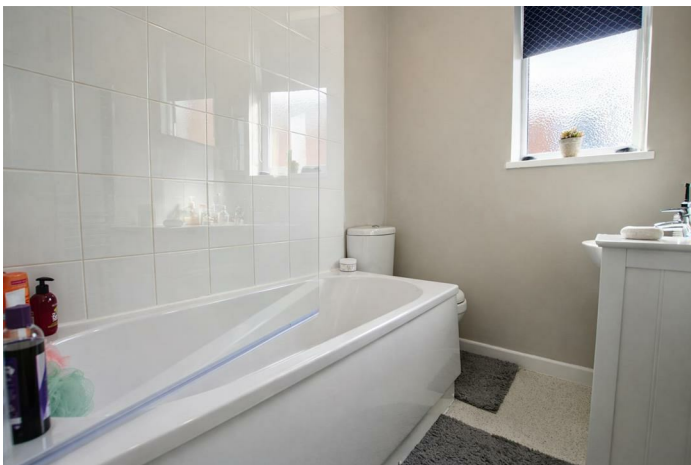
Fitted with a three piece suite comprising pedestal wash hand basin, low level wc with dual push flush, panelled bath with glass and chrome screen over and a 'Triton' electric shower within. Ceramic glazed tiling to full height around the bath and splashback tiling around the sink.



Smooth plastered ceiling with coving, ceiling light point, obscure double glazed window to the side aspect, chrome heated towel rail and a linoleum floor covering.

### External Wc

Located in the rear garden and accessed via a solid panel door. Smooth plastered ceiling with coving, wall light point, obscure upvc double glazed window to the side aspect, wall mounted wash hand basin, low level wc with dual push flush.




**Garage 15'3" internal x 17'5" ( 4.66 internal x 5.33)**

The garage spans with width of the plot. Accessed from the rear service road by a metal up and over door, upvc double glazed window and door to the garden.

**Council Tax Band B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	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>			
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		