Fishers Road, Eling, SO40

Southampton

£290,000

Property Type: Semi Detached House

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

A charming and well presented two-bedroom semi-detached home situated within the highly sought-after Eling area of Totton. Offered with no forward chain, the property features two reception rooms, a rear aspect kitchen, stylish four-piece family bathroom, generous south-west facing rear garden extending to approximately 80ft, summerhouse and useful brick-built storage sheds. Conveniently positioned close to Eling Tide Mill, the waterfront and local amenities, this delightful home is ideal for first-time buyers, downsizers or investors alike.

- No Forward Chain
- Character Semi-Detached Home
- Two Reception Rooms
- Rear Aspect Kitchen
- Stylish Four Piece Family Bathroom
- Two Well-Proportioned Bedrooms
- Approximately 80ft South-West Facing Rear Garden
- Sort After Eling Location
- Character Features Throughout
- Gas Central Heating And Double Glazing

Hamwic Independent Estate Agents are delighted to offer for sale this charming and well-presented two-bedroom semi-detached home, occupying a highly desirable position within the sought-after Eling area of Totton. Offered with no forward chain, this attractive property effortlessly combines character features with modern improvements, including a rear aspect kitchen and contemporary four-piece family bathroom, whilst also benefiting from two reception rooms, a generous south-west facing rear garden and excellent potential for future buyers.

Conveniently positioned close to Eling Tide Mill, the waterfront, local amenities and excellent transport links.

The property is approached via a low-maintenance block paved driveway, together with gated side access leading to the rear garden. A double glazed entrance door opens into the hallway, where stairs rise to the first floor and panelled internal doors provide access to the principal reception rooms.

Positioned to the front of the property is the lounge, a bright and inviting reception room featuring a beautiful cast iron fireplace with decorative wooden surround and mantel, creating an attractive focal point. A double glazed window allows plenty of natural light to fill the room.

To the rear, the separate dining room offers an excellent entertaining space and enjoys views over the rear garden. Character features continue with coved ceilings, whilst useful understairs storage, laminate flooring and a radiator complete this versatile reception room.

Leading directly from the dining room is the kitchen, fitted with a range of base and eye-level units complemented by work surfaces and tiled splashbacks. Integrated appliances include a gas hob with extractor hood above and an electric oven, whilst there is additional space and plumbing for a washing machine together with space for a freestanding fridge/freezer. A side access door and rear-facing window provide natural light and direct access to the garden.

The first floor landing provides access to both bedrooms and the family bathroom.

Bedroom One is a generous double room positioned at the front of the property, retaining an attractive feature cast iron fireplace with decorative surround together with a useful built-in wardrobe.

Bedroom Two overlooks the rear garden and offers a well-proportioned second bedroom, ideal for guests, children or those working from home.

The stylish family bathroom has been refitted and features a contemporary four-piece suite comprising a panel enclosed bath, separate shower enclosure, vanity wash hand basin with storage below, concealed cistern WC, heated towel rail, tiled flooring and complementary wall tiling. A useful airing cupboard houses the gas combination boiler.

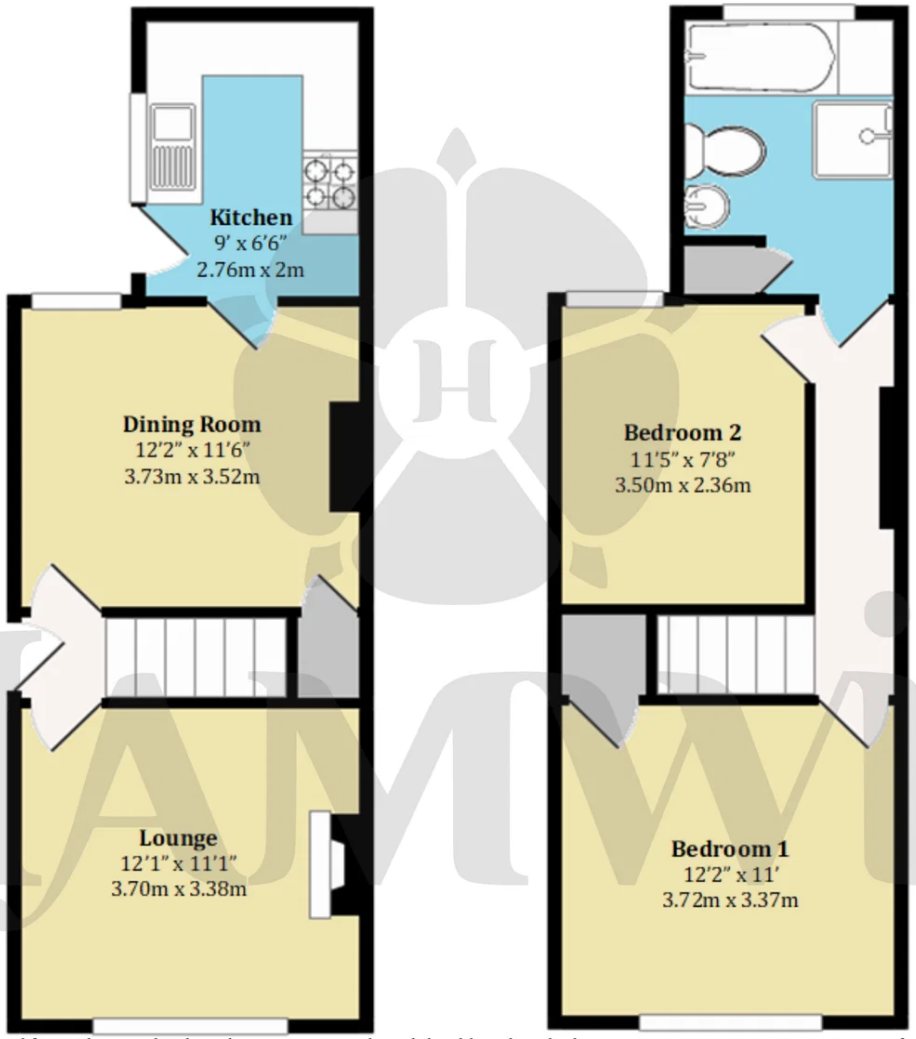
The south-west facing rear garden extends to approximately 80ft in length and provides a wonderful outdoor space to enjoy throughout the day.

A paved patio adjoins the property, creating the perfect area for outdoor dining and entertaining, whilst the remainder of the garden is predominantly laid to lawn with mature shrubs and planting to the boundaries. Additional features include an outside power point, outside tap, timber summerhouse and two useful brick-built storage sheds positioned to the rear of the property. Side gated access returns to the front of the home.

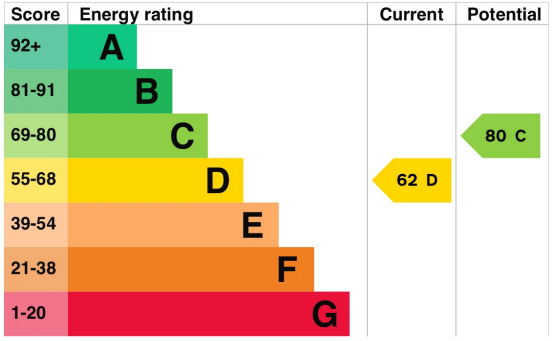
This delightful property presents an excellent opportunity to acquire a character home within one of Totton's most desirable residential locations.

Mains Water - Mains Electric - Gas Central Heating - Double Glazed Windows

Council Tax Band B - NFDC



All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



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