



**Connells**

Cherbourg Road  
Eastleigh

Cherbourg Road  
Eastleigh SO50 5QF

for sale offers in excess of  
**£270,000**



### Property Description

Situated in a convenient central Eastleigh location, this spacious two bedroom semi-detached home offers versatile accommodation arranged over three floors, together with the added benefit of an additional loft room, garage, off-road parking, a low-maintenance rear garden and solar panels owned outright.

The entrance hall which leads into a welcoming lounge featuring a charming log burner, creating a cosy and inviting space.

There is also a separate dining room, providing an ideal area for entertaining or family meals, while the modern fitted kitchen benefits from a range of contemporary wall and base units together with integral appliances.

To the rear of the ground floor is a useful shower room.

To the first floor are two well-proportioned bedrooms, including a generous master bedroom which benefits from a large en-suite bathroom. The impressive bathroom features a corner bath and separate shower cubicle, providing a relaxing and practical space.

Stairs continue to the second floor where the versatile loft room can be found, complete with Velux windows and useful storage space, making it ideal for a home office, hobby room or additional living space.

Externally, the rear garden has been designed for ease of maintenance and offers a paved patio area, garage and side access.

Perfectly positioned in central Eastleigh, the property is within easy reach of a wealth of local amenities.

### Entrance Hall

Radiator.

### Shower Room

Double glazed window to rear aspect. Shower cubicle. Extractor fan. Wash hand basin. Towel rail radiator.

### Lounge

Double glazed window to front aspect. Log burner. Radiator.

### Dining Room

Double glazed window to rear aspect. Radiator x2.

### Kitchen

Double glazed window to side aspect. Fitted kitchen with wall and base units. Integral oven, Gas hob and extractor fan. Integral fridge freezer. Space for washing machine and dishwasher.

## Bedroom 1

Rear aspect UPVC door to Juliet balcony.  
Radiator. Built in wardrobe.

## En-Suite

Double glazed window to side aspect. Toilet.  
Wash hand basin. Bidet. Extractor fan. Towel  
rail radiator.

## Bedroom 2

Double glazed window to front aspect.  
Radiator.

## Loft Room

Double glazed velux windows to side aspect  
x2. Radiator.

## Outside

To the front. Small front garden with brick wall  
and gate.

To the rear. Side access. Low maintenance  
rear garden with patio. Access to garage and  
parking.

Solar panels owned outright.

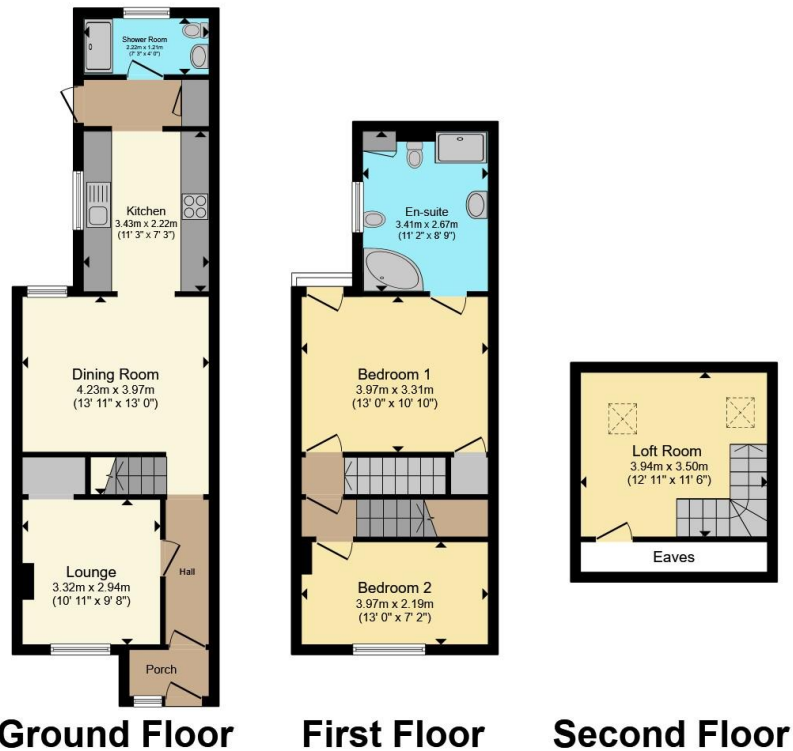
## Garage

Electric door.

## Agent Note

Please note that an AML fee is chargeable to  
the buyer once an offer is accepted to cover  
the cost of carrying out the required identity  
and anti-money laundering checks. Once  
these checks have been completed, the fee  
cannot be refunded, even if the property  
purchase does not go ahead.





Total floor area 100.1 m<sup>2</sup> (1,077 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



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19 Market Street  
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EPC Rating: D Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/EGH309717](http://connells.co.uk/Property/EGH309717)**

Tenure: Freehold



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