



Fishers Road, Eling, SO40
Southampton

£325,000

Property Type: End of Terrace House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

- Well-Presented Three Bedroom End-Terrace Home
- Two Separate Reception Rooms
- Modern Fitted Kitchen
- Refitted Ground Floor Bathroom
- Substantial Insulated Garden Cabin
- Attractive Landscaped Rear Garden
- Garage Offering Future Potential
- Popular And Convenient Eling Location

Hamwic Independent Estate Agents are delighted to offer for sale this well-presented three-bedroom end-of-terrace home, situated within the popular Eling area of Totton and offering a particularly versatile arrangement of accommodation.

The property has been modernised and well maintained, combining two separate reception rooms with a modern fitted kitchen, refitted ground floor bathroom and three first-floor bedrooms. A particularly useful addition is the substantial insulated garden cabin, complete with double glazing, electric heating, power and lighting, creating an excellent space for those working from home, hobbies or additional recreational use.

Outside, the property benefits from an attractive landscaped rear garden with pedestrian side access, together with a garage positioned beyond the garden and approached via a shared service road. The existing garage is currently in a dilapidated condition and would require replacement or substantial improvement, but nevertheless offers interesting future potential.

With gas central heating, double glazed windows and a convenient position for Totton town centre, local schools and transport connections, this is an appealing home particularly well suited to first-time buyers, couples and young families.





The property is approached across a predominantly gravelled front garden, enclosed by a low-level brick wall with metal railings.

The front door opens into a welcoming entrance hall with engineered wood flooring, radiator and useful understairs storage.

The front living room is a comfortable separate reception space featuring a double glazed bay window, fitted carpet and radiators.

The dining room is another well-proportioned reception space with an ornamental fireplace, side aspect window and tiled LVT flooring continuing into the adjoining kitchen.

The modern fitted kitchen includes a range of base and eye-level units, work surfaces, inset sink, integrated electric oven, gas hob and extractor, with space for a washing machine and freestanding fridge/freezer.

Beyond the kitchen is a useful rear lobby/utility area with additional work surface, space for a tumble dryer and access to the garden and refitted bathroom.

The bathroom is fitted with a modern white suite comprising a P-shaped bath with mixer shower and screen, low-level WC and wash hand basin, with tiled flooring and heated towel rail.

First Floor - The landing provides loft access and leads to three bedrooms, all with double glazed windows, fitted carpet and radiators.

Bedroom One is a generous front aspect room with bay window and chimney breast. Bedroom Two is positioned to the rear overlooking the garden.

Bedroom Three is accessed directly from Bedroom Two and offers flexible use as a child's bedroom, nursery, dressing room, home office or complementary space.

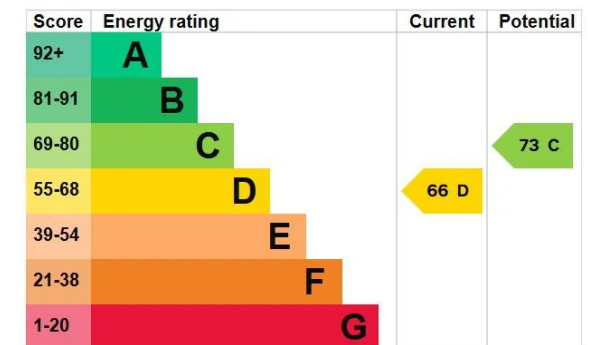
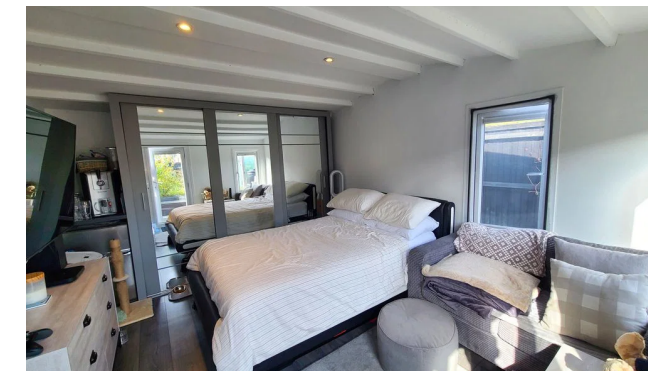
Outside - The attractive rear garden is arranged with lawn, established planting and a patio seating area, with side pedestrian access.

A substantial garden cabin provides useful additional space and benefits from double glazed doors and windows, power, lighting, electric heating and built-in storage.

At the rear is an existing garage accessed via a shared service road/right of way from Rose Road. The garage is currently in a dilapidated condition and requires improvement or replacement, but may offer future potential for parking, garaging or storage, subject to the relevant rights and permissions.

Misc - Brick Under Tiled Roof • Mains Water • Mains Electric • Gas Central Heating • Double Glazed Windows • Freehold • Council Tax Band B





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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