

## 271, Cranbury Road, Eastleigh, SO50 5HR £335,000

A well presented and refurbished 2 Double bedroom semi detached home, centrally located in Eastleigh town centre. The spacious accommodation is currently arranged as a welcoming hallway, lounge with fitted kitchen, utility room and a ground floor cloakroom. Both bedrooms are to the first floor and served by a white three piece bathroom suite. The enclosed rear garden can be accessed from the house or by the rear service road, the property also benefits from a garage. A viewing is highly recommended to appreciate this wonderful home. Local amenities are only a short walk away, with Norwood & Cherbourg Primary and Crestwood Secondary Schools also nearby, their is an abundance of local shops along with train, bus and airport links, easy access to motorways provide excellent transport links .

The property is accessed along the pavement to a wrought iron gate. A concrete path leads a canopied entrance porch with light over. A composite door with obscure glazing and chrome door furniture opens to;

### Front Garden

The front garden is enclosed to the front and a side boundary via a low level brick wall and a fence to the other side.

Principally laid to lawn with shrub beds, external gas meter.

### Entrance Hallway

Smooth plastered ceiling, ceiling light point, linoleum floor covering, single panel radiator. Natural light is provided by a upvc double glazed window to the side aspect.

Staircase leading to the first floor landing.

### Lounge 12'5" into bay x 11'1" (3.80 into bay x 3.39)

Textured ceiling, ceiling light point, walk in bay window to the front aspect with seating and storage below. Tall modern style radiator, provision of power points, television point.

The room centres on a solid fuel burning stove with a granite hearth and useful low level storage to the chimney breast recess.

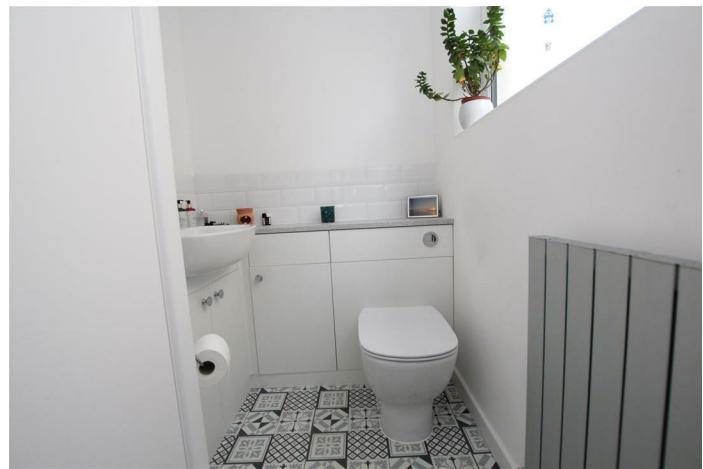


### Cloakroom 5'11" x 4'7" (1.81 x 1.41)

Fitted with a two piece white suite comprising wash hand basin set within a vanity unit with storage below, wc with dual flush and concealed cistern.

Smooth plastered ceiling, ceiling light point, obscure upvc double glazed window to the side aspect, radiator, linoleum floor covering.

A storage cupboard opens providing useful cloaks storage.



### Kitchen 20'0" x 11'0" narrowing to 8'2" (6.12 x 3.36 narrowing to 2.51)

The kitchen is a particular feature of this home and is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface (made from recycled glass) with a matching range of wall mounted cupboards over. 'AEG' induction hob with extractor fan over, integrated 'Neff' oven with warming drawer, stainless steel sink unit with a mono bloc mixer tap, slimline dishwasher.

Smooth plastered ceiling, two ceiling light points, laminate floor covering, tall modern radiator, aluminium double glazed folding doors.

From here a panelled door leads through to a utility room.



### Utility Room 10'5" x 6'11" (3.18 x 2.11)

Fitted with a range of low level and larder style cupboards with a heat resistant worksurface and an inset stainless steel circular sink with a mono bloc mixer tap over. Space for a free standing fridge / freezer. Behind a larder style cupboard is a 'Valiant' combination boiler and a water softener. Ceramic glazed full height tiling.

Smooth plastered ceiling, ceiling light point, laminate floor covering. Upvc double glazed and upvc door giving access to the rear garden.



### First Floor Accommodation

The landing is accessed via a straight flight staircase from the entrance hallway. With a smooth plastered ceiling, ceiling light point, access to the roof void.

All doors are of a solid panel design.

### Master Bedroom 11'1" x 12'2" into bay (3.38 x 3.72 into bay)

Textured ceiling, ceiling light point, walk in upvc double glazed bay window, single panel radiator, provision of power points.

This room benefits from useful storage with one, making use of the staircase recess, a built in double wardrobe and a further built in cupboard provides useful hanging rail, shelving and storage.



### Bedroom 2 11'10" x 9'2" (3.61 x 2.80)

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points. Circular portal window.

Storage cupboard providing hanging rail and storage. A second storage cupboard opens.



### Family Bathroom 8'5" x 6'8" (2.59 x 2.04)

Fitted with a three piece white suite comprising wash hand basin and wc set within a vanity unit, panelled bath with dual head shower over.

Smooth plastered ceiling, ceiling light point, obscure upvc double glazed window to the rear aspect, wall mounted extractor fan. A built in cupboard provides useful storage.



### Rear Garden

Stepping out on to an area laid to paving, the garden is enclosed by six foot timber panel fencing. A paved path leads down the garden to an area laid to lawn either side.

Outside cold water tap.

Beyond the summer house is further paving and leading to a garage.



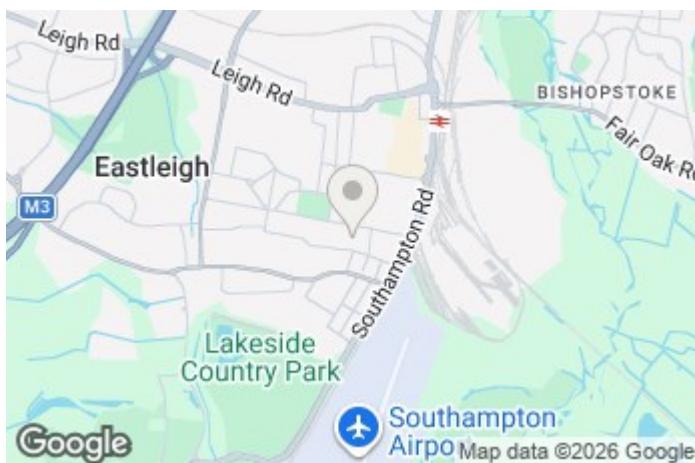
### **Summer House 11'8" x 9'8" (3.57 x 2.97)**

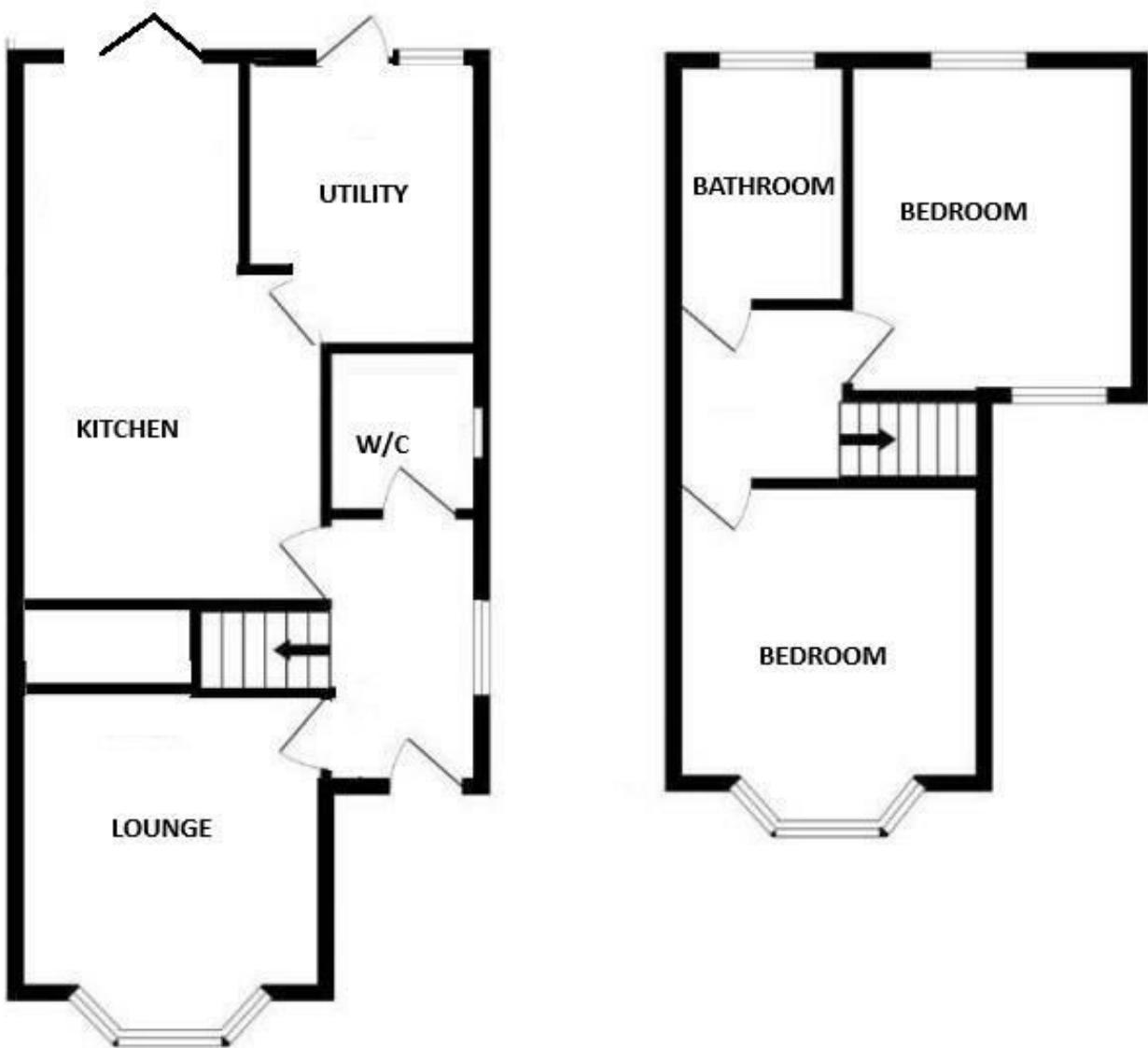
Of timber construction and benefits from power and lighting.

### **Garage 16'4" x 10'10" (5.0 x 3.31)**

Power and lighting and accessed by a metal up and over door from the rear service road.

### **Council Tax Band C**





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	