



97, Doncaster Road, Eastleigh, SO50 5QL

No Onward Chain £255,000

A substantial 1930's built terraced house providing modern comfort with gas central heating and some double glazing. Originally with 3 bedrooms, the house is now arranged as two double bedrooms and a white first floor four piece bathroom. The 2 reception rooms are both generously proportioned and a conservatory is divided into sitting and utility area. The kitchen is modern and applanced, and there is a ground floor cloakroom. A large garage/workshop is located to the rear and a dropped kerb accesses off road parking to the frontage.

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The property is accessed from the road to a dropped kerb and concrete driveway providing off road parking for a couple of vehicles and enclosed to each side boundary. A recessed front entrance with an obscure upvc double glazed door opens onto

ENTRANCE HALLWAY

Smooth plastered ceiling with coving, ceiling light point, radiator with decorative cover, provision of power points and a telephone point. High level wall mounted electric consumer and fuse board. Oak flooring and a staircase leading to the first floor landing.

LOUNGE 12'9" x 12'7" into bay (3.90 x 3.85 into bay)

Accessed from the entrance hallway, textured ceiling with coving, ceiling light point, two wall light points, double panelled radiator, provision of power points, television, Sky & NTL point. The room centres on a open fire with brick mantle with a ceramic glazed hearth. Natural light is provided by a large upvc double glazed bay window to the front aspect.



DINING ROOM 12'8" x 9'11" (3.87 x 3.03)

Laminate floor covering, textured ceiling with coving, ceiling light point, double panelled radiator. Wooden single glazed window to the rear aspect overlooking the conservatory and a provision of power points. From here an archway leads through into the kitchen and a four panelled door opens onto a conservatory.



KITCHEN 9'4" x 5'7" (2.86 x 1.72)

Smooth plastered ceiling, three spot lights, coving, wooden framed single glazed window to the rear aspect. The kitchen is

fitted with a range of matching low level and wall mounted white gloss fronted cabinets, heat resistant square edge work surface, inset stainless steel sink unit, tiled to half height in a ceramic brick work tile. Electric Lamona fan assisted oven, four burner gas hob with chimney style extractor hood over. Ceramic glazed floor tile.



CONSERVATORY 14'0" x 6'2" (4.27 x 1.89)

Fitted with a polycarbonate roof, upvc double glazed window to the rear aspect, and double patio opening doors with adjacent window. Ceramic glazed tiled floor. Double panelled radiator, provision of power points. Wall mounted Valliant combination boiler. A solid panel door opens to a useful ground floor cloakroom.



CLOAKROOM

Fitted with a two piece suite comprising corner wall mounted wash hand basin and a low level wc. Tiled to full height in a ceramic glazed wall tile and a ceramic glazed floor, textured ceiling with coving, ceiling light point, obscure upvc double glazed window to the rear aspect. A useful storage cupboard opens providing shelving.

FIRST FLOOR ACCOMMODATION

Accessed by a straight flight staircase from the entrance hallway. The landing has a smooth plastered ceiling, ceiling light point, access to the roof void. Natural light is provided by a upvc double glazed window to the rear aspect, double power point. All internal doors are of a six panelled design.

BEDROOM 1 12'8" x 10'0" (3.87 x 3.06)

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed bay window to the front aspect, provision of power points and a television aerial point.



BEDROOM 2 12'7" x 8'9" (3.86 x 2.69)

A second double bedroom with a smooth plastered ceiling, ceiling light point, double panelled radiator, upvc double glazed window to the rear aspect, provision of power points. This room benefits from fitted wardrobes using the chimney breast recess providing useful hanging rail and storage.



BATHROOM 10'10" x 5'7" (3.31 x 1.72)

Smooth plastered ceiling, three chrome spot lights, laminate floor covering, chrome heated towel rail. The bathroom is fitted with a four piece suite comprising bath with matched board panelling, wash hand basin set within a vanity unit with useful cupboard storage below, quadrant shower cubicle. The walls are tiled to full height in a ceramic glazed tile. Natural light is provided by a upvc double glazed window to the front aspect.



EXTERNALLY

TO THE REAR

Stepping out from the conservatory doors onto an area laid patio providing a very pleasant seating area. The garden is principally laid to lawn with shrub beds. To the rear boundary is a further area laid to patio



GARAGE / WORKSHOP 23'0" x 14'7" (7.03 x 4.45)

Accessed via a personal door leading into the rear garden or metal up and over door. Natural light is provided by an obscure aluminium framed window. Provision of power points and benefits from lighting.





