

A substantial, older style character four bedroom semi-detached home constructed in approximately 1890 and arranged over three floors. The property provides flexible living accommodation with a charming sitting room with log burner, 2 bedrooms and a bathroom on the ground floor. The first floor features a master bedroom with en suite whilst the lower ground floor offers a kitchen / breakfast room, dining room and utility room. Externally there is parking to the front and a 129' rear garden. Additionally there is a storage cellar accessible from the side of the house.

ACCOMMODATION

GROUND FLOOR

Sitting Room:

15'11" x 11'11" plus bay (4.85m x 3.63m plus bay) Fireplace with slate tiled hearth and inset log burner.

Inner Hall:

Stairs to lower ground floor, stairs to first floor.

Bedroom 4/Sudy:

10'7" x 10'1" (3.23m x 3.07m) Built in airing cupboard housing hot water tank and boiler.

Bedroom 3:

11'4" x 8'1" (3.45m x 2.46m)

Bathroom:

8'7" x 7' max (2.62m x 2.13m max) White suite with chrome fitments comprising bath with shower attachment, wash hand basin, WC.

LOWER GROUND FLOOR

Dining Room:

15' x 9' plus recess (4.57m x 2.74m plus recess) Fireplace surround with open fire behind, access to cellar storage area measuring 5'6" x 4'2" (1.68m x 1.27m)

Kitchen/Breakfast Room:

11'4" max x 10'9" (3.45m max x 3.28m) Space for cooker, space for fridge freezer.

Utility Room:

7'8" x 5'10" (2.34m x 1.78m) Space and plumbing for washing machine, space and plumbing for slimline dishwasher.

Cloakroom:

5'11" x 3' (1.80m x 0.91m) Comprising WC.

FIRST FLOOR

Landing

Access to loft space, access to loft storage room.

Bedroom 1

12' max x 11'6" plus recess (3.66m max x 3.51m plus recess)

En-suite:

7'9" x 3'9" (2.36m x 1.14m) White suite with chrome fitments comprising shower in cubicle, wash hand basin, WC.

Bedroom 2:

10'6" x 9'11" (3.20m x 3.02m) Fitted double wardrobe.

Store Room/Dressing Room:

13'11" x 8'10" (4.24m x 2.69m)

OUTSIDE

Front:

Driveway providing off road parking for two vehicles, side pedestrian access to rear garden.

Rear Garden:

The rear garden is a particular feature of the property and measures 129' x 23' comprising paved porcelain patio area with outside tap, steps leading to area laid to lawn with garden pond, concrete hard standing with summer house, variety of plants and shrubs, further area laid to lawn, garden shed.

Cellar:

14'1" x 12'11" (4.29m x 3.94m) Accessible externally from the side of the house and providing a really useful storage space.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1890

Approximate Area:

1713sqft/159.1sqm (Including limited use areas)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Chandlers Ford Infant School/Merdon Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

Band C

Local Council:

Eastleigh Borough Council 02380 688000

3

Lower Ground Floor = 591 sq ft / 54.9 sq m Ground Floor = 591 sq ft / 54.9 sq m First Floor = 443 sq ft / 41.2 sq m Limited Use Area(s) = 88 sq ft / 8.2 sq m Total = 1713 sq ft / 159.1 sq m

Denotes restricted head height





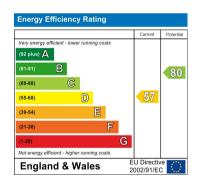


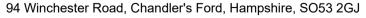












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