



84 Consort Road, Eastleigh, SO50 4JB

£325,000

A delightful three bedroom end of terrace Victorian cottage presented in immaculate fashion throughout affording a host of wonderful attributes. The property commences with a reception hall leading to a cosy sitting room with open fireplace, separate dining room leading to a stunning re-fitted kitchen with double doors leading to the rear garden. On the first floor is a spacious master bedroom, two further bedrooms and modern bathroom. The delightful, established rear garden measures approximately 61ft in length. Consort Road is conveniently placed within walking distance to the town centre of Eastleigh and within a short drive to the centre of Chandler's Ford and cities of Southampton and Winchester, with easy access also to the M3 and M27 motorway network.

ACCOMMODATION

GROUND FLOOR

Reception Hall:

Wooden floor, stairs to first floor.

Sitting Room:

11'9" x 11'7" (3.58m x 3.53m) Open fireplace, window shutters, wooden floor.

Dining Room:

12'1" x 11'3" (3.68m x 3.43m) Ornate fireplace, wooden floor, built in cupboard and shelving.

Kitchen:

11'8" x 9'6" (3.56m x 2.90m) A beautifully re-fitted kitchen in a Shaker style with wooden work tops, electric double oven, electric hob with extractor hood over, integrated dishwasher, fridge freezer and washer/dryer, cupboard housing boiler, tiled floor, double doors to rear garden.

FIRST FLOOR

Landing:

Hatch to loft space.

Bedroom 1:

14'2" x 11'9" (4.32m x 3.58m) Two built in double wardrobes, window shutters, ornate fireplace.

Bedroom 2:

11'3" x 9'8" (3.43m x 2.95m) Ornate fireplace, fitted wardrobe.

Bedroom 3:

9'10" x 6'3" (3.00m x 1.91m)

Bathroom:

6'8" x 5'1" (2.03m x 1.55m) Re-fitted white suite comprising bath with mixer tap and shower attachment, wash basin, w.c., tiled floor.

OUTSIDE

Front:

To the front of the property is a well stocked garden with mature rose bushes and pathway to front door.

Rear Garden:

Approximately 61ft in length. Adjoining the house is a patio leading onto a lawned area and gravelled area. To the end of the garden is a hardstanding with the gardens being enclosed by fencing.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1896

Approximate Area:

83.1sqm/895sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Shakespeare Infant/Junior School

Secondary School:

Crestwood Community School

Council Tax:

Band B

Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 441 sq ft / 41 sq m
 First Floor = 454 sq ft / 42.1 sq m
 Total = 895 sq ft / 83.1 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		71	
(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	

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