





Stanford Estate Agents are delighted to present this impressive & spacious three bedroom Victorian house in central Eastleigh. The property is well presented throughout & boasts a lounge, dining room, double glazing, gas central heating, off road parking & is offered with no forward chain. An internal viewing is very highly recommended.

### Entrance Porch

With a double glazed door leading to the Entrance Hall.

### Entrance Hall

Smooth plaster ceiling, radiator, stairs to first floor landing and opening into the Dining Room.

### Dining Room 12'0 x 11'6

Smooth plaster ceiling, double glazed window to rear aspect, radiator, understairs storage cupboard, doors leading to the Kitchen/Breakfast Room and opening to the Sitting Room.

### Lounge 13'6 x 11'3

Smooth plaster ceiling, double glazed bay window to front aspect, radiator.

### Kitchen/Breakfast Room 15'4 x 9'11

Smooth plaster ceiling with inset spotlights, double glazed windows to side and rear elevations, double glazed obscure door leading to rear garden and radiator. Stunning fully re-fitted kitchen consisting of a superb range of wall and base level units with contrasting worksurfaces, stainless steel sink and drainer unit with mixer tap, fitted appliances consisting of an oven and four ring gas hob with extractor hood over, built-in fridge and freezer, radiator and tiled flooring. Space for appliances ie: washing machine, dishwasher and tumble dryer.

### First Floor Landing

Smooth plaster ceiling, loft hatch access, radiator, doors leading to all rooms.

### Bedroom 1 14'8 x 13'6

Smooth plaster ceiling, double glazed bay window to front aspect, radiator.

### Bedroom 2 11'4 x 9'3

Smooth plaster ceiling, double glazed window to rear aspect, radiator.

### Bedroom 3 10'1 x 7'10

Smooth plaster ceiling, double glazed windows to rear aspect, radiator.

### Family Bathroom

Fully refitted brand-new bathroom comprising smooth plaster ceiling with inset spotlights, double glazed obscure window to side aspect, tiling to principal areas, suite comprising panel enclosed bath with shower over and glass screen, low level WC and vanity wash hand basin unit, chrome heated towel rail.

### Front Garden

Enclosed by a mid height brick built wall with a pathway to the front door.

### Rear Garden

The rear garden is mainly laid to lawn with mature shrubs and borders, there is an excellent paved seating area and pathway leading to the rear of the property where there is access to the off road parking.

### OTHER INFORMATION

LOCAL COUNCIL: Eastleigh Borough Council

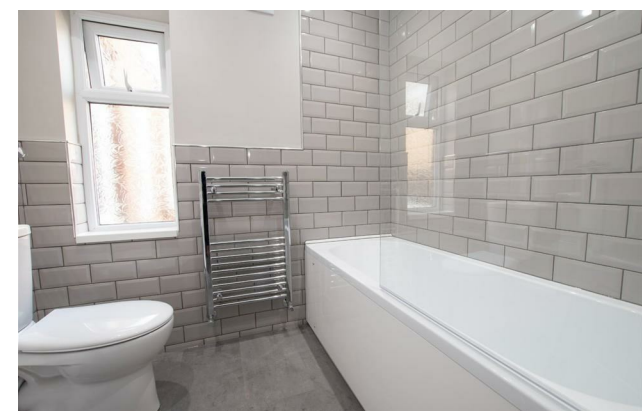
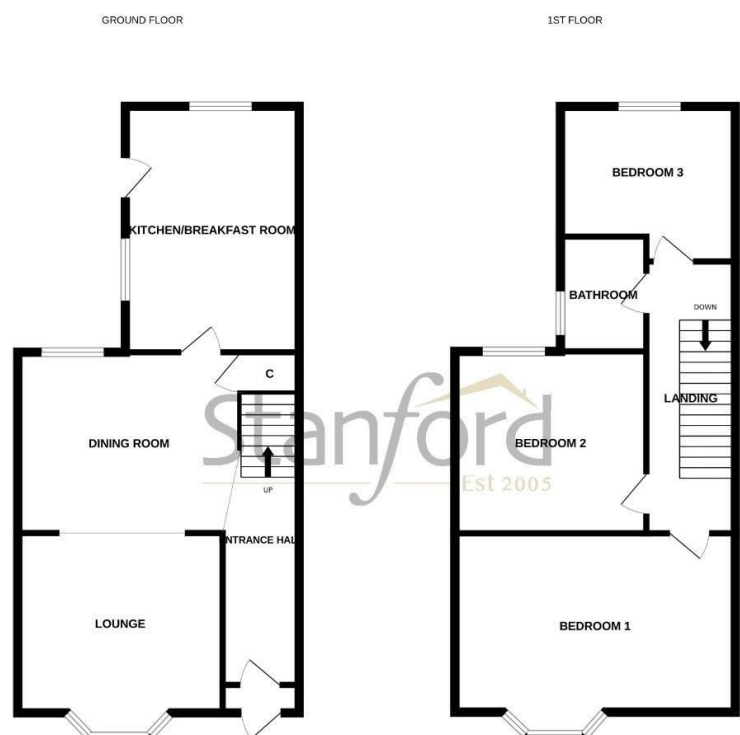
COUNCIL TAX BAND: C

SELLERS POSITION: No Forward Chain

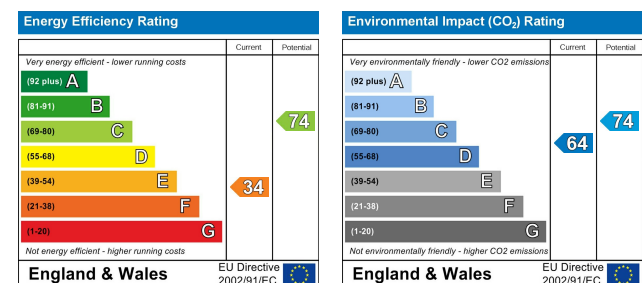
INFANT/JUNIOR SCHOOL: Cherbourg Primary School

SECONDARY SCHOOL: Crestwood Community School

\*\*In order to comply with the Estate Agents act 1979, we hereby notify any prospective purchasers that the seller of this property is a director of Stanford Estate Agents.\*\*



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