



13, St. Johns Road, Eastleigh, SO50 4GX
£320,000

A very substantial 3 double bedroom semi detached family sized house close to local shops and to schools and just a walk into Eastleigh. The accommodation is arranged as two reception rooms with an archway between, a 12'7" x 9'2" kitchen, and the bathroom is located to the first floor. Gas central heating is installed and an enclosed rear garden. Parking is arranged to the frontage.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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A three bedroom semi detached property now in need of cosmetic refurbishment.

The property is accessed by a wooden door with obscure glazing opening onto an entrance porch with a textured ceiling, linoleum floor covering. A oak door gives access to a useful storage cupboard with a provision of power points and an obscure glazed window. A further glazed door opens onto the entrance hallway.

ENTRANCE HALLWAY

Smooth plastered ceiling, ceiling light point, single panelled radiator, staircase to the first floor landing with useful cupboard underneath.

LOUNGE 12'7" x 14'2" (3.86 x 4.34)

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panelled radiator. The room centres on a gas coal effect fire, provision of power points, television point.

A wide arch leads through to the dining area and an oak door leads through to the kitchen.



DINING AREA 10'11" x 10'2" (3.35 x 3.11)

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



KITCHEN 12'7" x 9'2" (3.84m x 2.79m)

Coved ceiling, two ceiling light points, natural light is provided by a couple of obscure upvc glazed windows to the side aspect

and a upvc double glazed with glazed inset gives access onto the rear garden. Single panelled radiator.

The kitchen is fitted with a range of low level cupboard and drawer base units with a matching range of wall mounted cupboards. Heat resistant worksurface with an inset stainless steel sink unit with bowl and drainer. Space for a free standing cooker, space and plumbing for an automatic washing machine, dishwasher and tumble dryer. Wall mounted Worcester Bosch combination boiler.



FIRST FLOOR ACCOMMODATION

Accessed by a turning staircase with natural light provided by an obscure upvc glazed window to the side. The landing has a smooth plastered ceiling, ceiling light point, useful storage with shelving. All doors are of a solid panel design.

BEDROOM 1 12'8" x 11'6" exc robes (3.87 x 3.53 exc robes)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panelled radiator, provision of power points. The room benefits from fitted wardrobes providing a good degree of storage.



BEDROOM 2 10'11" x 10'2" (3.34 x 3.11)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, double panelled radiator, provision of power points.



BEDROOM 3 12'8" x 7'10" (3.88 x 2.41)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panelled radiator, provision of power points, useful storage cupboard.



FAMILY BATHROOM 9'4" x 4'7" (2.87 x 1.40)

Textured ceiling, ceiling light point, extractor fan, access to the roof void, vinyl floor covering, single panelled radiator.

Fitted with a three piece suite comprising wash hand basin inset within a vanity unit with useful storage, low level wc dual flush wc, panelled bath with thermostatic shower over. Ceramic glazed part tiled walls.

EXTERNALLY

FRONT GARDEN

The front garden is enclosed by timber panelled fencing and principally laid to lawn with off road parking available for a couple of vehicles. A pedestrian gate gives access onto the rear garden.

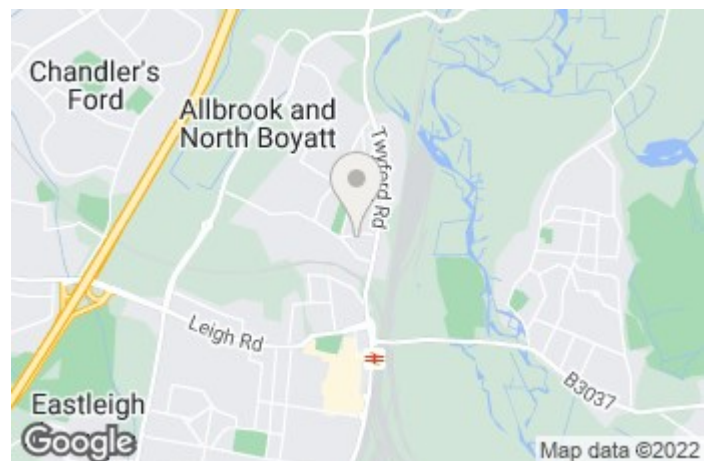
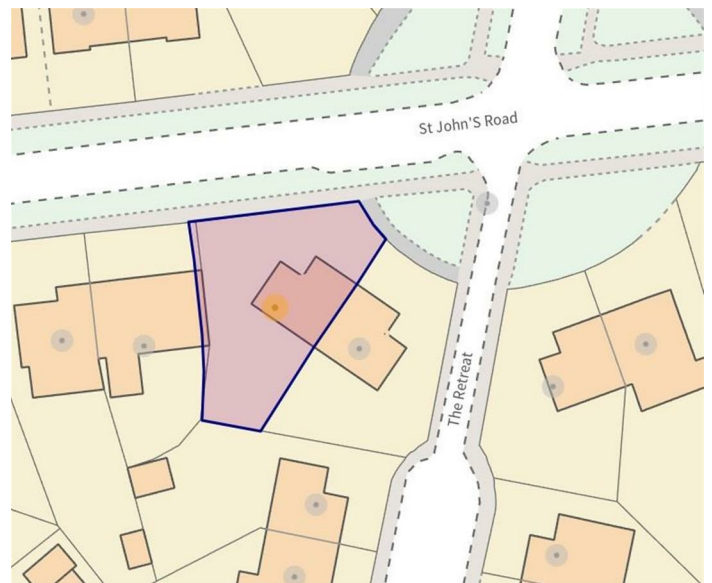
REAR GARDEN

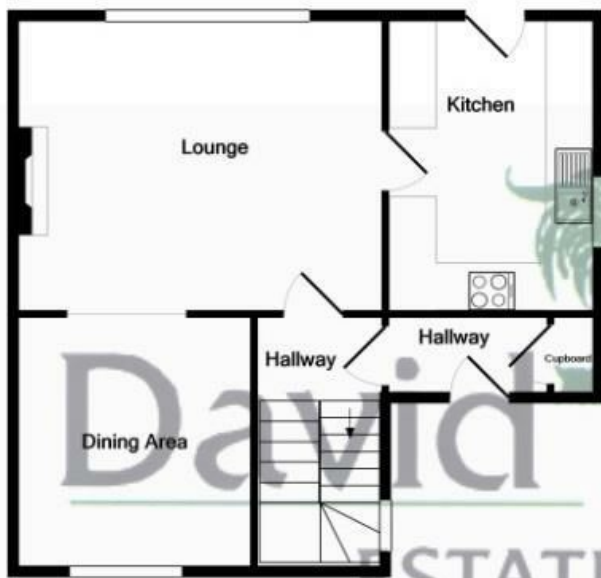
Immediately abutting the rear of the property is an area laid to patio with a concrete path leading around the side and onto the pedestrian gate, cold water tap.

The garden is principally laid to lawn and enclosed by timber panelled fencing.



Title Plan





Ground Floor



1st Floor

