



253, Cranbury Road, Eastleigh, SO50 5HR
£350,000

SIMILAR PROPERTIES URGENTLY REQUIRED PLEASE CALL FOR A FREE VALUATION

A substantial 1930's semi detached home. This family sized home is entered by a welcoming entrance hallway, 19'0" x 10'11" lounge / dining area, second reception room with bay window to the front aspect. To the first floor are three good sized bedrooms, which are served by a white bathroom suite. Fully enclosed rear garden with useful garage located to the rear boundary and can be accessed by the rear service road.

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

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The property is accessed from the road via a dropped kerb leading to a driveway providing off road parking and laid to block paving.

A upvc door with obscure glazing with courtesy light and canopied entrance opens to

Entrance Hallway

Textured ceiling with coving, ceiling light point, upvc obscure double glazed window to the side aspect, double panel radiator and a telephone point.

A cloaks cupboard opens providing useful storage.

Staircase leading to the first floor landing.

Lounge / Diner 19'0" x 10'11" narrowing to 6'11" (5.79m x 3.33m narrowing to 2.11m)



Ground Floor Shower Room 5'8" x 4'7" (1.73 x 1.40)

Wash hand basin set within a vanity unit with storage below, wc with concealed cistern and a quadrant shower enclosure with dual head and thermostatic shower valves within.

Smooth plastered ceiling, four LED downlighters, upvc obscure double glazed window to the side aspect, heated towel rail, ceramic glazed tiled flooring and full height tiled walls.



Lounge Area

Textured ceiling, ceiling light point, single panel radiator, provision of power points.

Useful understairs storage cupboard benefitting from a light point.

From here double glazed doors open to a second reception area and an opening through to the kitchen and dining area.



Dining Area

Textured ceiling with coving, ceiling light point, upvc double glazed sliding door giving access to the rear garden. Single panel radiator, provision of power points.

An archway leads through to the kitchen.



Kitchen 15'5" x 6'11" (4.70 x 2.12)

The kitchen is fitted with a range of green gloss fronted low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap, four burner 'Whirlpool' gas hob with extractor hood over. 'Hotpoint' electric fan assisted oven, space for a tall fridge / freezer, space for an undercounter washing machine. Integrated 'Bosch' dishwasher.

Textured ceiling, three down lighters, coving, upvc double glazed window to the rear aspect and double glazed door with an obscure glazed panel giving direct access onto the rear garden. Ceramic glazed tiled flooring, single panel radiator and ceramic glazed splashback tiling.



Second Reception Room 10'10" x 12'3" into bay (3.31 x 3.75 into bay)

Textured ceiling, ceiling light point, upvc double glazed walk in bay window, single panel radiator and a provision of power points.



First Floor

Accessed by a straight flight staircase from the entrance hallway with a textured ceiling, two light points, coving, access to the roof void.

A pair of doors open to an airing cupboard with slatted linen shelving.

Bedroom 1 18'9" x 8'0" narrowing to 7'0" (5.74 x 2.44 narrowing to 2.15)

Textured ceiling, coving, two ceiling light points, upvc double glazed window to the rear aspect, single panel radiator, provision of power points.

Fitted with a range of bedroom furniture including gantry cupboards providing a good degree of storage.



Bedroom 2 11'9" x 10'11" (3.60 x 3.34)

Textured ceiling, ceiling light point, picture rail, upvc double glazed window, single panel radiator, provision of power points. Useful over stairs storage.



Bedroom 3 12'8" x 7'1" narrowing to 5'11" (3.87 x 2.17 narrowing to 1.82)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, laminate floor covering and a provision of power points.



Bathroom

Wash hand basin and WC set within a vanity unit with storage, bath with panel glass and chrome shower screen over and electric

shower.

Smooth plastered ceiling, four downlighters, upvc obscure double glazed window to the front aspect, ceramic glazed tiled flooring and half height tiled walls.



Garden

Stepping out onto an area laid to patio. Principally the garden is laid to lawn with a concrete path leading through the garden. A further area of patio is located to the rear of the garden.

A pair of gates gives access to an off road parking space and access to the service road.



Garage

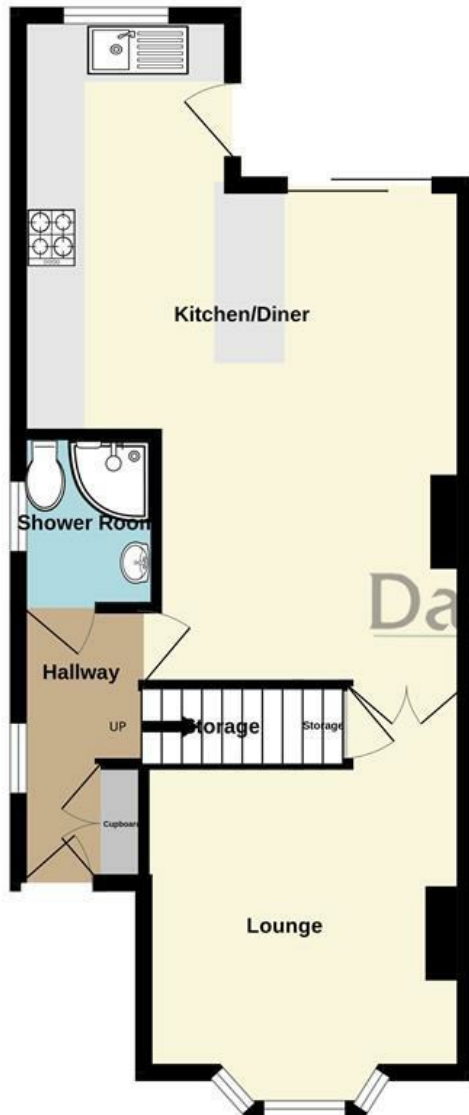
Of prefabricated construction and accessed via a metal up and over door.

Council Tax Band C

Agents Note

Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA & HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	