



69, Twyford Road, Eastleigh, SO50 4HH
No Onward Chain £350,000

Stunning !!! Located close to the town centre, a delightful period home, a substantial semi detached property with both off road parking and a garage. The house has been updated for comfort by the present owner, whilst retaining period features. The rooms are a superb sizes, the kitchen is sumptuous, a cloakroom/utility room is located on the ground floor and a bathroom with separate shower . Gas central heating & double glazing are installed for comfort. No Forward Purchase.

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Entrance Hallway

The hall has a radiator, an electric power point, picture hanging rail, textured ceiling and coving with three ceiling light points and four panelled doors leading to reception rooms and the kitchen. A staircase with a full turn leads to the First Floor, an under stairs cupboard houses the electric consumer unit/ fuse board and the electric meter.

Lounge 16'2" x 13'4" (4.95 x 4.08)

A delightfully proportioned room with a deep walk in bay window which is upvc framed and double glazed. Telephone point, power points, sky point and radiator the room centres on an attractive cast iron fireplace with surround. Picture rail, smooth ceiling, original coving, ornate ceiling rose and centre ceiling light point.



Dining Room 12'2" x 10'2" (3.72 x 3.10)

Double panelled radiator, electric power points, telephone point, tv aerial socket, picture rail, centre ceiling light point, textured ceiling. UPVC Door giving access to the rear garden. Within the chimney recess there is a built in cupboard with shelving. This room has a large glazed panel giving natural light to the entrance hall.



Kitchen Breakfast Room 18'4" x 8'0" (5.60 x 2.45)

The sumptuous kitchen which has a range of high-quality light grey base and wall units including two larder cupboards incorporating drawer units. Quality complementary work surfaces in a wood block effect with a splashback. UPVC Window to the rear and side as well as a UPVC Glazed door to the garden creates a very pleasant light and airy kitchen to work

in.

Set into a work surface is a single drainer sink with a mono bloc tap and concealed within one of the larder units is a Worcester combi gas fired boiler serving the domestic hot water supply and the central heating.

The kitchen has ample well placed power points throughout. A large stainless steel chimney style extractor is installed above a gas hob and below a Double electric fan assisted oven, a dishwasher is integrated behind one of the kitchen units. Space for a tall fridge/freezer. Two ceiling light points.

The kitchen is a fantastic size with space for a breakfast table.



Cloakroom / Utility Room 5'1" x 4'0" (1.56 x 1.24)

A very useful room in the house located off the kitchen breakfast room, With a corner wall mounted sink, close coupled WC and space and plumbing for a washing machine. There are some wall units to provide storage. Smooth plaster ceiling as well as an extractor fan.



Landing

On the landing there is a textured ceiling, loft access (with pull down ladder), coving and a picture rail, three ceiling light points, single panel radiator. A UPVC window to the side aspect.

Bedroom 1 13'6" x 13'4" (4.14 x 4.08)

Situated to the front of the house the master bedroom is very generously proportioned, built in wardrobe cupboards with hanging rails, shelving and draws. Two windows with upvc

framed double glazed. Textured ceiling, ceiling light point, coving, double panelled radiator.



Bedroom 2 10'2" x 12'2" (3.12 x 3.73)

A further large double bedroom with a upvc framed double glazed window, a double panelled radiator, power points, Fitted picture hanging rail, centre ceiling light point. Original cast iron fire place.



Bedroom 3 10'9" x 11'6" (3.28 x 3.53)

A good sized third bedroom with a upvc framed double glazed window to the rear aspect. Electric power points. Textured ceiling, ceiling light point, single panel radiator.



Bathroom 11'7" x 4'11" (3.54 x 1.51)

A large family bathroom with a four-piece white suite with a smooth ceiling, two ceiling light points and a upvc double glazed window to the side elevation.

The bathroom has a pedestal wash hand basin, close coupled wc, bath with panel and thermostatic shower valve, there is also a double shower cubicle with thermostatic shower valve. The walls are mainly tiles to half height and to full height in the shower cubicle.



Front Garden

The front garden is enclosed via a low level brick wall with a wrought iron gate, the front is laid to shrub landscaping, A path leads down the side of the property to a Composite door giving access to the entrance hall, there is also a timber gate giving access to the rear garden. The gas meter is located externally.

Rear Garden

Stepping out to the rear garden from either the dining room or kitchen there is a patio to the side of the property which leads around to the rear garden with a further area of patio abutting the rear of the property. The rest of the garden is predominantly laid to lawn with a path to one side and shrub boarded. The rear of the garden is pedestrian access to the rear of the garage and a rear gate giving access to an area suitable for off road parking for up to two cars.

Garage 19'8" x 8'6" (6 x 2.60)

A prefabricated garage entered via a metal up and over door from the rear service road or from the pedestrian door from the rear garden.

Council Tax Band C



