



294, Desborough Road, Eastleigh, SO50 5NF £1,150 PCM

A converted and spacious 2 bedroom ground floor maisonette which has been skillfully converted from a character Victorian terrace house. The property is pleasantly situated between Eastleigh Town Centre & Southampton Airport Parkway station. The accommodation is accessed from its own personal entrance door and comprises a modern fitted kitchen, generous master bedroom with dressing area. Both bedrooms are served by a modern three piece white bathroom suite. There is an enclosed rear courtyard garden. Unfurnished & Available Mid February.

The property is accessed from the pavement to a concrete path leading to a recessed composite six panel door with obscure glazing and chrome door furniture opening onto;

Lounge / Kitchen Area

Lounge Area 11'2" x 12'2" (3.42 x 3.71)

Smooth plastered ceiling with coving, ceiling light point, double panel radiator, provision of power points and television point. Natural light is provided by a walk in double glazed bay window to the front with useful seating and storage below.



Kitchen Area 11'1" x 6'2" (3.40 x 1.90)

The kitchen is fitted with a range of grey gloss fronted low level cupboard and drawer base units with worksurface over and inset stainless steel sink with drainer and a mono bloc mixer over, free standing electric double oven with stainless steel chimney style extractor hood over. Space for a tall fridge / freezer, space and plumbing for an under counter appliance.

Smooth plastered ceiling with coving, ceiling light point, laminate style floor covering.

From here an archway leads through to an innerhallway



Inner hallway

Smooth plastered ceiling with coving, ceiling light point, useful under stairs storage area and houses the electric consumer unit and meter.

Bedroom 1 11'11" x 12'5" (3.65 x 3.79)

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points and a television point.

From here an opening leads through to a walk in wardrobe providing a good degree of hanging rail and storage.



Bedroom 2 10'5" x 7'4" (3.19 x 2.26)

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



To the Front

The front garden is enclosed by low level fencing with a wrought iron gate and is laid to slate chippings for ease of maintenance.

Bathroom 7'5" x 6'1" (2.27 x 1.87)

Fitted with a three piece white suite comprising pedestal wash hand basin with waterfall tap, close coupled wc with dual flush, L shaped bath with a glass and chrome screen over.

Smooth plastered ceiling with coving, ceiling light point, obscure upvc double glazed window to the side aspect, laminate style floor covering.



Court Yard

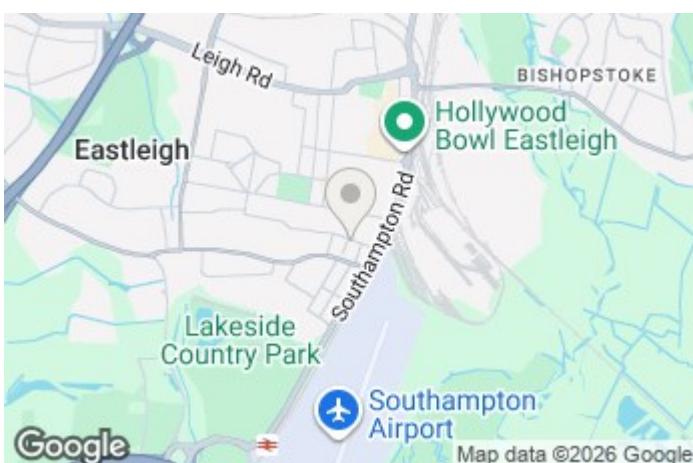
A upvc door with obscure glazed panel gives access to a court yard style garden, which is laid to Indian Sandstone providing a pleasant seating area with a couple of raised beds.

A pedestrian gate gives access to Cherbourg Rd.

The gas meter is located externally.



Council Tax Band A



Energy Efficiency Rating		Environmental Impact (CO ₂) 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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	