



**74, Ruskin Road, SO50 4JX**  
**£350,000**

A substantial 3 bedroom semi detached house with an enclosed garden, off road parking and lean to. The family sized accommodation provides an open plan living / dining room, and spacious kitchen area.

To the first floor are 3 generous sized rooms, all served by a three piece white suite. Gas central heating is installed. The property is located in a popular location at the edge of the town with local convenience shops and schools close by.

A 3 bedroom semi detached home well maintained with a sizeable garden.

The property is accessed from the road via a dropped kerb onto a driveway providing off road parking. A canopied entrance porch with courtesy light leads to a six panel composite door opening to

### **Entrance Hallway**

Textured ceiling, ceiling light point,

Staircase leading to the first floor landing with useful storage underneath, benefits from a light point and houses the electric consumer unit and meter.

### **Lounge 12'4" x 12'5" (3.76m x 3.78m)**

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, double panel radiator, provision of power points. The room centres on a wood burning stove with tiled hearth and surround.

### **Kitchen / Dining Room 10'11" x 23'3" (3.33 x 7.11)**

#### **Dining Area**

Smooth plastered ceiling with coving, ceiling light point, upvc double opening patio doors onto the rear garden, provision of power points.

#### **Kitchen Area**

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with an inset stainless steel sink unit with drainer and a mono bloc mixer tap over. Space for a large range master gas cooker with extractor hood over and mosaic style splashback tiling.

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

From here a ledge and brace door opens to a ground floor cloakroom.

#### **Ground Floor Cloakroom**

Smooth plastered ceiling with coving, obscure upvc window to the side aspect, close coupled wc, and power point.

A upvc door with obscure glazing gives access into the garage.

#### **First Floor**

The landing is accessed by a turning staircase from the entrance hallway. With a smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect.

### **Bedroom 1 11'11" x 10'10" (3.65 x 3.32)**

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

### **Bedroom 2 9'0" x 10'9" (2.76 x 3.30)**

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

### **Bedroom 3 7'1" x 10'9" (2.18 x 3.28)**

Smooth plastered ceiling, four downlighters, upvc double glazed window to the front aspect, single panel radiator, provision of power points, television point. The room benefits from an opening cupboard and houses a Worcester Bosch combination boiler.

### **Family Bathroom 7'5" x 6'5" (2.28 x 1.98)**

Smooth plastered ceiling, ceiling light point, obscure upvc double glazed window to the side aspect, chrome heated towel rail, linoleum floor covering.

Wash hand basin set within a vanity unit with useful storage to either side and below, low level wc, panel bath with thermostatic shower valves within. A cupboard opens providing useful shelving.

#### **Driveway**

The driveway is laid to shingle

#### **Front Garden**

Is enclosed by a low level wall to all boundaries.

External gas meter.

#### **Rear Garden**

Stepping out from the patio doors onto an area laid to patio providing a pleasant seating area.

A picket fence divides the garden which is principally laid to lawn with mature shrubs all boundaries.

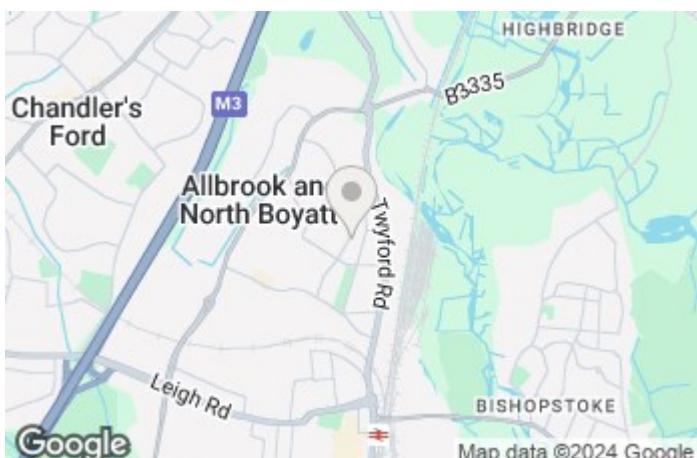
A gravel path leads down the garden.

### **Garage / Lean to 24'5" x 7'6" (7.45 x 2.31)**

Either accessed by timber doors or from the personal door within the house.

Constructed to the side of the property and constructed of timber panel to one side, polycarbonate roof. A pair of timber doors open and give access through to the rear garden. Outside cold water tap. Electric and a wall light point.

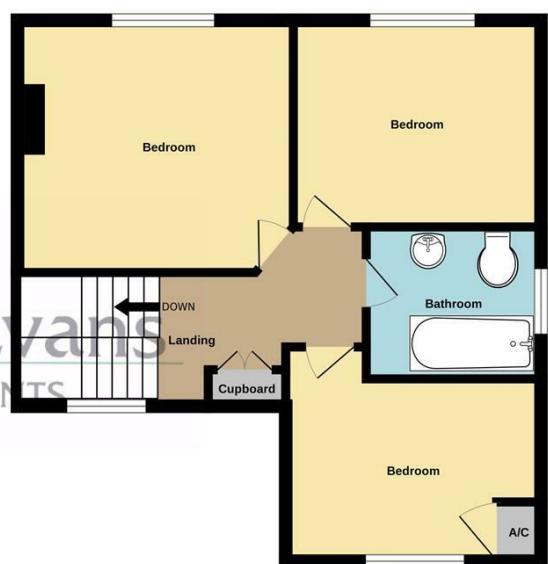
#### **Council Tax Band C**



Ground Floor



1st Floor



**David Evans**  
ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other features are approximate. 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	