



97, Cranbury Road, Eastleigh, SO50 5HE £295,000

A charming, well presented 3 Double bedroom Victorian house (1892) centrally located in Eastleigh town centre. The spacious accommodation is currently arranged as a welcoming hallway, lounge with separate dining room, fitted kitchen, downstairs bathroom, three double bedrooms on the first floor. Well maintained enclosed rear garden, benefiting from a garage to the rear of the property and can be accessed by a rear service road. The property benefits from gas central heating via a Worcester combination boiler, mainly double glazed, feature fireplaces in the lounge and dining room add a lovely feeling of character to this light and airy property. A viewing is highly recommended to appreciate this wonderful character home. Local amenities are only a short walk away, with Norwood & Cherbourg Primary and Crestwood Secondary Schools also nearby, there is an abundance of local shops along with train, bus and airport links, easy access to motorways provide excellent transport links.

The property is accessed from the pavement via a wrought iron gate. A path leads to a composite door with two glazed lead lighting open onto

Entrance Hallway

textured ceiling, radiator, dado rail, coving, feature archway, staircase leading to first floor, understairs storage cupboard, additional storage cupboard , ceiling light point.



Lounge 15'0" into bay 11'8" (4.59 into bay 3.57)

charming room with double glazed window to front aspect with plantation shutters,feature brick built fireplace with ornamental mantel and tiled hearth, display shelving with cupboards below, newly plastered ceiling, power points, tv point, radiator, ceiling light point.



Dining room 11'10" x 9'8" (3.63 x 2.96)

Feature fireplace, double glazed sash window to rear aspect, power points, textured ceiling, radiator, ceiling light point.



Kitchen 8'9" x 10'10" (2.68 x 3.32)

The kitchen is fitted with a range of low level cupboard and drawer based units, with a range of matching wall mounted cupboards. Heat resistant work top surfaces with inset single bowl single drainer sink unit, with mixer tap, tiled splash back , space for under counter fridge,space and plumbing for automatic washing machine, built in Bosch electric oven , with Bosch 4 ring gas hob, with Bosch extractor over, (only 3 years old) feature inglenook fireplace, ceiling light point. Wall mounted Worcester combination boiler.



Downstairs Bathroom 6'1" x 5'6" (1.87 x 1.70)

Fitted with a traditional suite comprising , panel enclosed bath with grab rails tiled surround, mixer tap with shower attachment, close coupled wc, single radiator, textured ceiling, obscured double glazed window to rear aspect.



Rear Lobby

With double glazed rear door leading onto garden

First Floor

Accessed by a straight flight staircase from the entrance hallway, the landing has a textured ceiling, access to loft space, ceiling light point.

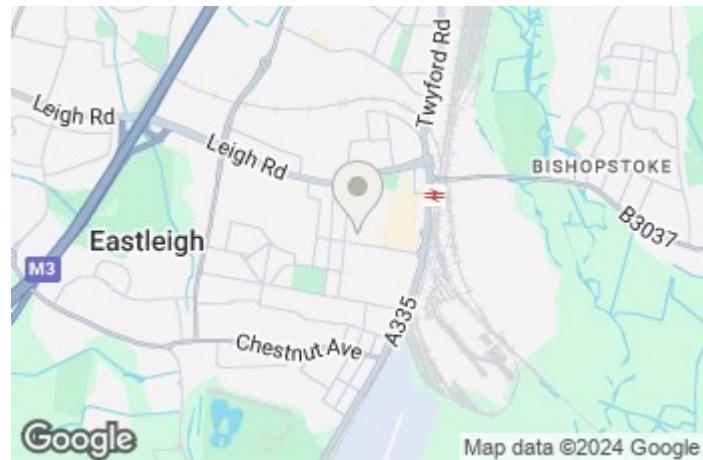
Master Bedroom 15'1" x 13'3" (4.61 x 4.06)

Sash windows to front aspect, radiator, textured ceiling, power points, lovely character original wooden flooring, ceiling light point.



Bedroom Two 11'10" x 8'7" (3.63 x 2.64)

Double glazed window to side aspect, power points, textured ceiling, radiator, ceiling light point.



Bedroom Three 9'8" x 9'11" (2.97 x 3.04)

Double glazed sash window to side aspect, power point, textured ceiling, ceiling light point.



Rear garden

Immediately abutting the property is a patio area, providing a pleasant seating area, a useful area to the side of the property with an outside tap. The garden has a pathway leading to the rear with a wooden gate providing rear access.

The mature garden is very well maintained, with a lawned area, well stocked flower and herbaceous borders, trees and rose borders make this a lovely place to relax. There is also access via a side door to the garage.



Garage

Of pre-fabricated construction with a metal up and over door. Accessed by a rear service road.

Schools

Norwood & Cherbourg Primary School.
Crestwood Secondary School.

Council Tax Band B

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	