



144, The Crescent, Eastleigh, SO50 9BH

£1,450 PCM

Bringing space and character from the turn of the century and adding modern gas central heating and double glazing. A very large and well presented 3 bedroom terraced home with 2 generously proportioned reception rooms. The carefully planned kitchen, a cloakroom is located off a rear lobby, and a refitted bathroom is on the first floor. The garden is arranged as patio, lawn and a brick paved area of valuable parking for a vehicular access via tall double gates for privacy. A highly recommended family home. Available Now.

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

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A small neat and gated enclosed garden traditional to these properties, accesses a porch with original decorative plaster work above where a black pvc door with an inset double glazed panel and decorative crescent windows opens to the entrance hall.

ENTRANCE HALL

The hall retains its original coving and has a picture rail, dado rail, a light point, and a single panelled radiator. Doors open to two reception rooms, and from the hall a straight flight staircases accesses the first floor.

LOUNGE 11'8" x 11'5" (3.58 x 3.50)

A large sitting room retaining its original coving and picture rail with a wide walk in bay window to the front aspect. The room has a double panelled radiator, two wall lights, a centre ceiling light point, picture rail, power points and a Sky point and aerial. A pair of four panelled doors open to the dining room.



DINING ROOM 12'9" x 12'2" (3.91 x 3.73)

A second very spacious reception room with a door giving access to the rear garden. A coved ceiling, Laminate floor covering, picture rail, double panelled radiator, and an original four panelled door opens to an under stairs cupboard housing the gas meter. The electric meter and fuse box are boxed in to a corner of the room. Telephone point and a provision of power points.



KITCHEN 11'3" x 9'8" (3.43 x 2.96)

A large and efficient newly fitted kitchen with a window to the side aspect and a part glazed door to a rear lobby. An excellent

range of quality base and wall units in two tone grey with a contrasting square edge worktops, one with an inset grey composite sink with a black mono bloc tap over. The flooring is slate. Space for washing machine/dryer and an American style fridge freezer. Range style cooker with gas point. A Logic combination boiler in concealed behind one of the wall units. Splashbacks compliment the work surfaces.

REAR LOBBY

A door from the kitchen opens to a lobby with the floor tiling continued. A glazed door opens to the garden, and a four panelled door opens to a cloakroom.

GROUND FLOOR CLOAKROOM

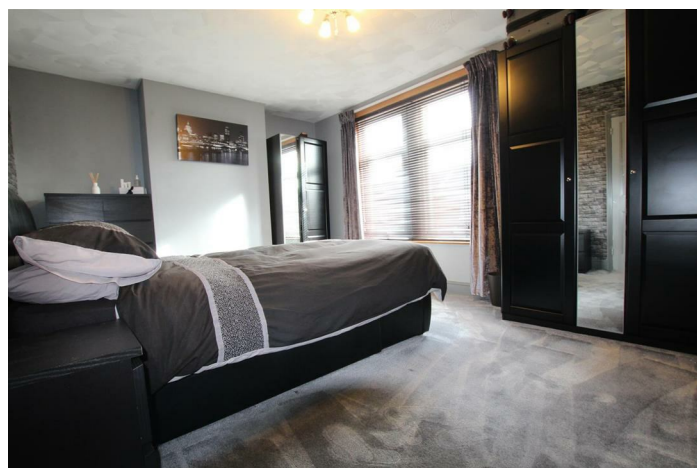
Fitted with a two piece suite and comprises a wall mounted wash hand basin and a low level wc. Window to the rear aspect.

FIRST FLOOR ACCOMMODATION

Is accessed from the entrance hall via a straight flight staircase. All internal doors are of original four panelled design. The landing has a ceiling light point, and hatch access is provided to the part board loft via a loft ladder. Single panel radiator.

BEDROOM 1 15'1" x 11'5" (4.60 x 3.50)

A grand principal bedroom with a large window to the front aspect. Power points, single panelled radiator, ceiling light point.



BEDROOM 2 12'11" x 9'6" (3.95 x 2.92)

A great size with a window over looking the rear garden. With the original fireplace and an original built in cupboard is inset to a recess. Coving and ceiling light point, Single panelled radiator, provision of power points.



BEDROOM 3 9'10" x 5'2" (3.01 x 1.60)

The third bedroom has a window to the rear aspect, coving, ceiling light point, power points and a single panelled radiator.



OFF ROAD PARKING

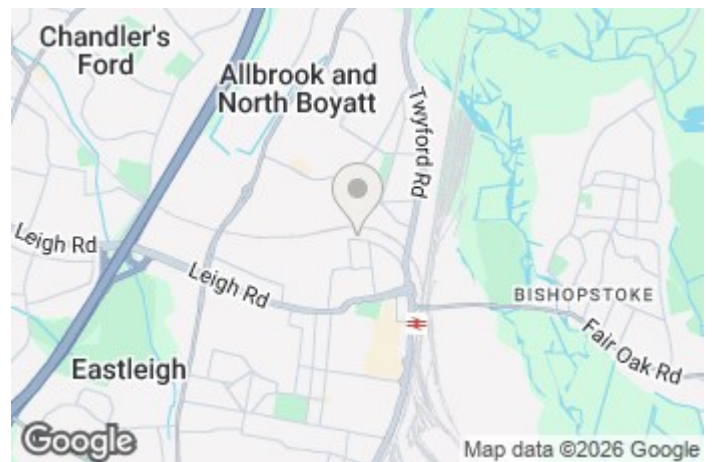
A substantial area of block paving provides vehicular parking accessed via timber panelled gates.

BATHROOM 6'8" x 5'7" (2.04 x 1.72)

Window to the side aspect, heated towel rail. A white suite provides an oval wash hand basin inset to a double vanity unit, low level wc, and a panelled bath with a shower over. Quality glazed complementary tiles to full height around the shower. Linoleum floor covering.



Council Tax Band B



EXTERNALLY

The garden to the rear of the house is arranged as concreted patio, ideal for outside meals, and a double power point and a cold water tap are installed to this area. A concrete path continues along the side of an area of artificial grass with a further concreted patio and on to car parking.



Ground Floor



1st Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>
(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	