



14, Shakespeare Road, Eastleigh, SO50 4FS £350,000

Situated within a popular residential setting, this well-presented three-bedroom semi-detached family home offers versatile and well-proportioned accommodation. The ground floor features an inviting entrance hallway with cloakroom, a bright lounge, dining room/second reception room, and a generous kitchen/diner ideal for family living. To the first floor are three good-sized bedrooms and a three-piece family bathroom.

The property is accessed from the road via a dropped kerb onto a driveway providing off road parking.

Accessed from the side a canopied entrance with a upvc door with obscure glazing opens to

Entrance Hallway

Textured ceiling, ceiling light point, single panel radiator, engineered oak floor covering.

An archway leads through to the dining room and a four panel door opens to an understairs cupboard and ground floor cloakroom.

Staircase leading to the first floor landing.

Cloakroom

Fitted with a two piece suite comprising wash hand basin set within a vanity unit with splashback tiling, low level wc.

Textured ceiling, ceiling light point, upvc obscure glazed window to the side aspect, single panel radiator and a linoleum floor covering. A Worcester Bosch combination boiler is located here.

Dining Room 10'2" x 10'10" (3.10 x 3.32)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, 'Karndean' style flooring, provision of power points.



Lounge 13'11" x 11'1" (4.25 x 3.40)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points, and Sky point. The room centres on a coal effect gas fire with 'Adam' style mantle and marble hearth and surround, useful chimney breast recessed cupboards.

From here a six panel door opens through to the kitchen.



Kitchen 20'2" x 7'7" narrowing to 6'0" (6.17 x 2.33 narrowing to 1.85)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface inset stainless steel sink unit with drainer and mono bloc mixer tap over. Space for a free standing cooker, space and plumbing for a dishwasher / slimline dishwasher, and space for a tall fridge / freezer.

Textured ceiling with coving, two ceiling light points, two upvc double glazed windows to the rear aspect and a upvc glazed door giving direct access onto the rear garden. Double panel radiator, linoleum floor covering.



First Floor

The first floor is accessed by a turning staircase from the entrance hallway. With a textured ceiling, ceiling light point, access to the roof void, obscure upvc double glazed window to the side aspect.

All doors are of a six panel design.

Bedroom 1 12'6" x 11'1" (3.82 x 3.38)

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, provision of power points. A storage cupboard opens providing slatted linen shelving.



Bedroom 2 12'5" x 9'4" (3.79 x 2.85)

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points.



Bedroom 3 10'11" x 10'4" (3.33 x 3.16)

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



Bathroom 10'8" x 6'1" (3.26 x 1.87)

Fitted with a three piece white suite comprising wash hand basin set within a vanity unit, wc with concealed cistern, 'P' shaped bath with glass shower screen, mono bloc mixer tap and dual

head shower with thermostatic valves.

Smooth plastered ceiling, 3 chrome downlighters, extractor fan, obscure double glazed window to the side aspect, chrome heated towel rail.



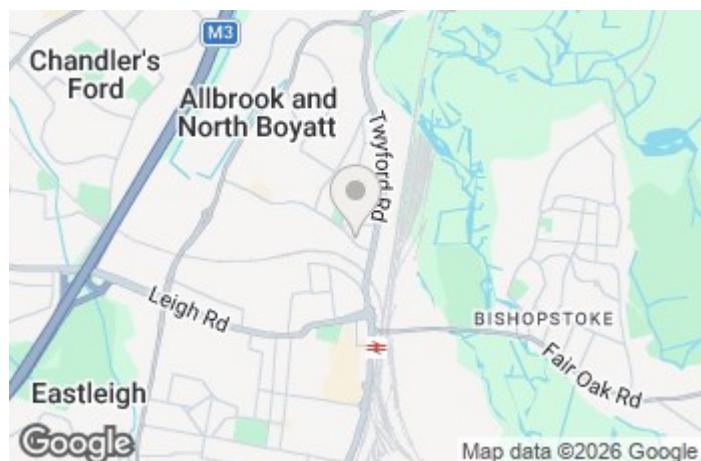
Rear Garden

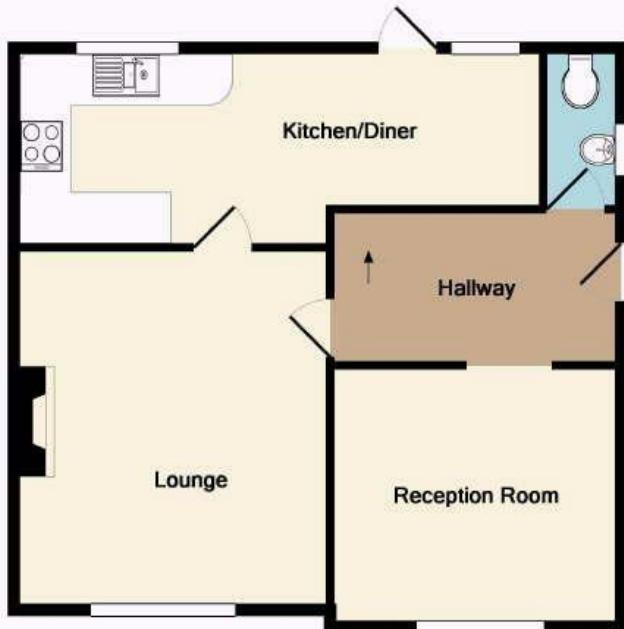
Stepping out from the kitchen door onto an concrete apron laid to the rear of the property. A patio area provides a very pleasant seating area, with slate chippings and raised flower beds.

From here an archway opens to the garden, which is principally laid to lawn with a further seating area, laid to decking.

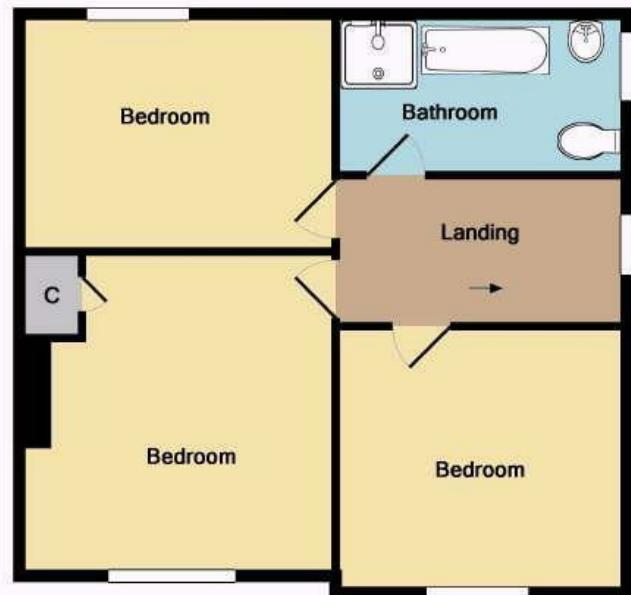


Council Tax Band C





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		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	