



17, Victoria Road, Eastleigh, SO50 4JG Guide Price £440,000

On the edge of the town, with local shops, and within comfortable walking distance of the town centre itself and railway station, a comfortable detached 4 bedroom chalet style bungalow with parking for up to 3 cars to the front and a garage to the rear, gas central heating, double glazing and a delightful enclosed garden. The generous accommodation provides entrance hall, lounge, separate dining room, 16'6" x 9'11" extensively fitted kitchen. 2 ground floor bedrooms served by a shower room, with two double bedrooms on the first floor served by a three piece bathroom suite.

The property is accessed from the road via a dropped kerb onto a driveway laid to tarmacadam. Accessed from the side with courtesy light over. A composite door with obscure double glazed panel.

Front Garden

The front garden is enclosed by a low level brick wall, timber panel fencing and shrub hedge. A pedestrian wrought iron gate.

Entrance Hallway

Smooth plastered ceiling, two ceiling light points, laminate floor covering. Single panel radiator.

All doors are of a six panel design.

Lounge 10'0" x 14'10" (3.05 x 4.54)

Smooth plastered ceiling, ceiling light point, two down lighters. Natural light is provided by two upvc double glazed windows to the front aspect. Double panel radiator, provision of power points. Continuation of laminate floor covering from the entrance hallway.

The room centres on free standing electric, coal effect wood burner with an 'Adam style' mantle surround.



Dining Room 18'5" x 9'11" (5.62 x 3.03)

Smooth plastered ceiling, three down lighters, double panel radiator, continuation of laminate floor covering, provision of power points.

A pair of upvc patio doors open to the rear garden.

Staircase leading to the first floor landing.



Kitchen 16'6" x 9'11" (5.03m x 3.02m)

Smooth plastered ceiling, two ceiling light points, upvc double glazed window to the front aspect, and upvc double glazed door with obscure glazing opening to the side. Cushion flooring.

The kitchen is fitted with a good range of white gloss fronted, low level cupboard and drawer base units, heat resistant solid wood work surfaces with a matching range of wall mounted cupboards over. Inset ceramic glazed sink with drainer and a mono bloc mixer tap. Space and plumbing for an dishwasher, automatic washing machine, space for low level fridge and freezer. Space for a free standing cooker with both gas and electric points.

A larder cupboard opens providing useful shelving and houses an Ideal Logic combination boiler.



Bedroom 3 (Ground Floor) 13'2" x 9'11" (4.03 x 3.04)

Used at present as a second sitting room with smooth plastered ceiling, with coving, ceiling light point, upvc double glazed window to the front aspect, double panel radiator, laminate floor covering and a provision of power points.



Bedroom 4 (Ground Floor) 9'11" x 6'10" (3.03 x 2.10)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the side aspect, single panel radiator, provision of power points, continuation of laminate floor covering.



Ground Floor Shower Room 6'9" x 6'5" (2.06 x 1.96)

Fitted with a three piece white suite comprising wash hand basin and wc set within a vanity unit with useful storage. Quadrant shower enclosure.

Smooth plastered ceiling, five down lighters, extractor fan, linoleum floor covering. Traditional style radiator.



First Floor

The landing is accessed by a staircase from the dining room. With a smooth plastered ceiling, ceiling light point, upvc 'Velux' style window to the side, eaves storage.

A folding door gives access to a large storage cupboard providing useful shelving.

Master Bedroom 15'7" x 10'7" (4.76 x 3.23)

Textured ceiling, ceiling light point, skilling ceilings, upvc double glazed window to the rear aspect, single panel radiator, laminate floor covering.

The room benefits from three fitted wardrobes providing a good degree of hanging rail and storage.

Bedroom 2 17'1" narrowing to 13'11" x 10'9" (5.23 narrowing to 4.26 x 3.29)

Textured ceiling, ceiling light point, skilling ceilings, upvc double glazed window to the front aspect, single panel radiator, laminate floor covering, provision of power points.

The room benefits from 3 fitted wardrobes.



First Floor Bathroom 8'5" x 5'10" (2.57 x 1.78)

Textured skilling ceiling, ceiling light point, extractor fan, upvc 'Velux' style window to the side aspect, linoleum floor covering, single panel radiator.

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc, panelled bath.



Rear Garden

Stepping out from the dining room patio doors onto an area laid to 'Indian Sandstone' paviours providing a very pleasant seating area. A second area of patio adjacent.

The garden is laid to lawn with stepping stones leading down to the rear garden to an area laid to paving.

Enclosed by timber panel fencing.

A pedestrian side entrance gate leads back to the front and a pedestrian door leads to the garage.

Garage 18'0" x 13'9" (5.50 x 4.20)

The property benefits from access via a rear service road.

Of block work construction, accessed via a metal up and over door. A upvc pedestrian gate gives access to the garden. Natural light is provided by two upvc double glazed windows, with electric points and lighting.

Agents Note

Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA & HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

Council Tax Band D





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	