



Desborough Road, Eastleigh, SO50 5NG

Jonathan Rees



This full of character three bedroom mid terrace house is ideal for first time buyers or investors. From the open fireplace in the sitting room to the extended dining room, this gives you a good living space with a light and airy feel. You will also find a garage to the rear of the property.



£260,000

Open Fire  
Double Glazed  
Upstairs Bathroom  
Extended Dining Room  
Gas Central Heating  
Decking Area  
Garage To The Rear  
Permit Parking



## ENTRANCE HALL

Stairs to the first floor, doors to the sitting room and kitchen.

## SITTING ROOM 13' 6" x 11' 5" (4.11m x 3.48m)

Bay window to front aspect, open fireplace with brick surround.

## DINING ROOM 14' 10" x 9' 1" (4.52m x 2.77m)

Double doors to the rear, single door and window to the side aspect, space for a large dining table.

## KITCHEN/BREAKFAST ROOM 12' 3" x 10' 7" (3.73m x 3.23m)

Window to the rear aspect, a range of units with space for washing machine, dishwasher, fridge/freezer, built in gas hob and electric oven, built in cupboards ideal for pantry space, wall mounted 'Worcester' boiler.

## LANDING

Doors to all rooms, loft access hatch.

## BEDROOM ONE 14' 8" x 11' 3" (4.47m x 3.43m)

Window to front aspect.

## BEDROOM TWO 12' 4" x 9' 3" (3.76m x 2.82m)

Window to rear aspect, built in cupboard.

## BEDROOM THREE 9' 2" x 7' 6" (2.79m x 2.29m)

Window to the rear aspect.

## BATHROOM

A three piece white suite comprising a low level WC, vanity wash basin, bath with shower over and window to side aspect.

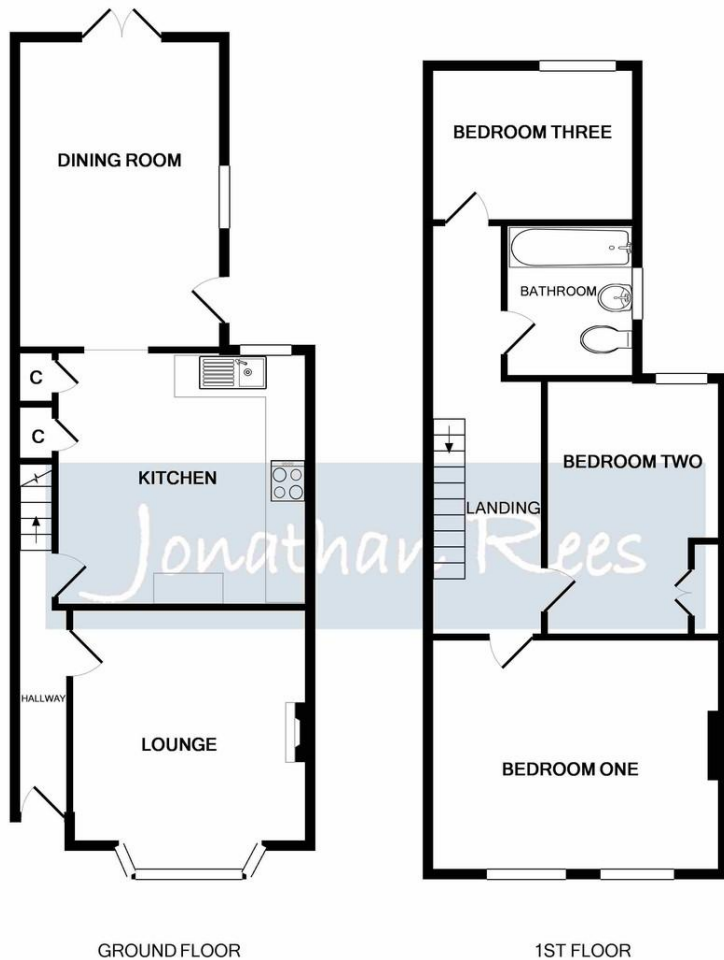
## OUTSIDE

Mainly laid to lawn with decked area, access to the garage situated to the rear.

## GARAGE

Door and window to the rear.





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  
 Made with Metropix ©2017

## Key Information

### LOCAL AUTHORITY INFORMATION

Eastleigh Borough Council  
 Tax Band 'B'

### LOCAL SCHOOLS INFORMATION

Infant/Junior: Cherbourg Primary School  
 Secondary: Crestwood College for Business & Enterprise

### EPC RATING

D/63

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	63	74	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>

### IMPORTANT NOTICE

These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.

Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.

All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken.

Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.

Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

100 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

t: 023 8027 6500

e: sales@jonathanrees.com

