



## 2, Newtown Road, Eastleigh, SO50 9DB

### £1,450 PCM

A period Eastleigh property just a few minutes walk across the park to the town's mall and to the bus and railway stations. A substantial 3 bedroom home with a 13'8" x 13'1" living room, 13'8" x 10'0" dining area, good sized kitchen. A shower room is located off the master bedroom and a further bathroom located off bedroom 3. Gas central heating is installed. Court Yard enclosed rear garden with rear vehicular access giving off road parking. Unfurnished & Available Mid August.

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

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The property is accessed from the road via a wrought iron gate with a path leading down to the side entrance of the property. A upvc door with obscure panelling opens onto

### **Front Garden**

The front garden is enclosed by a low level brick wall to the front boundary and is principally laid to paving with mature shrubs. External gas meter.

### **Entrance Hallway**

Textured ceiling with coving, ceiling light point, single panel radiator, telephone point.

A cupboard opens housing the electric consumer unit and meter.

Staircase leading to the first floor landing with useful cupboard underneath.

### **Lounge 13'8" x 13'1" inc bay (4.17m x 3.99m inc bay)**

Textured ceiling, original coving, picture rail, ceiling light point, two double panel radiators, provision of power points, telephone and television point. Natural light is provided by a upvc double glazed bay window to the front aspect.

The room centres on a coal effect gas fire (which is disconnected) with marble hearth, surround and dark wooden mantle and surround over.



### **Dining Area 13'8" x 10'0" (4.17m x 3.05m)**

Textured ceiling, ceiling light point, upvc double glazed window to the side aspect, upvc double glazed patio doors opening onto the rear garden, double panel radiator, provision of power points and television point.

From here an archway leads through to a further reception area.



### **Reception / Breakfasting Area 9'4" x 8'11" max (2.87 x 2.73 max)**

Textured ceiling with coving, ceiling light point, double panel radiator, two upvc double glazed windows to the side aspect. A fifteen glazed door gives access through to the kitchen.



### **Kitchen 9'2" x 8'10" (2.80 x 2.71)**

The kitchen is fitted with a range of coloured low level cupboard and drawer base units, heat resistant worksurface over with an inset four burner 'Zanussi' gas hob, stainless steel extractor hood over, matching electric fan assisted oven. Space and plumbing for an automatic washing machine, space for a tall fridge freezer. Inset stainless steel sink unit with drainer and a mono bloc mixer tap.

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect with a upvc opening stable door giving access to the rear garden. Ceramic glazed tiled flooring and ceramic glazed splash back tiling.





### First Floor

The landing is accessed by a turning staircase from the entrance hallway. The landing has split landing with stairs leading to the master bedroom and family shower room, with the other side giving access to the other two bedrooms.

With a textured ceiling, two ceiling light points and access to the roof void.

### Master Bedroom 11'5" x 13'8" (3.50 x 4.18)

Textured ceiling with coving, ceiling light point, double panel radiator, upvc walk in bay window.

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

From here a door gives access to the family shower room.



### Family Shower Room 5'2" x 5'3" (1.60 x 1.62)

Textured ceiling, ceiling light point, extractor fan, obscure upvc glazed window to the side aspect, single panel radiator and a ceramic glazed floor.

A recently refitted suite comprising wash hand basin set within a vanity unit providing useful storage below, close coupled wc, shower enclosure with glass and chrome screen with thermostatic shower valves within. Tiled to full height in a ceramic glazed tile.



### Bedroom 2 11'3" x 10'7" (3.43 x 3.23)

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



### Bedroom 3 8'10" x 9'2" (2.71 x 2.80)

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



### Bathroom 9'1" max x 8'11" max (2.79 max x 2.73 max)

Textured ceiling, ceiling light point, upvc obscure double glazed window to the rear aspect, linoleum floor covering, double panel

radiator.

Fitted with a three piece white suite comprising wash hand basin, low level wc, 'L' shaped bath with glass and chrome shower screen over with mixer tap and shower attachment.

A useful cupboard opens providing useful storage and houses the combination boiler.



### Rear Garden

The rear garden is laid to courtyard with raised beds and is enclosed by timber fencing to each side boundary.



### Parking

Off road parking is available to the rear boundary.

### Council Tax Band C



