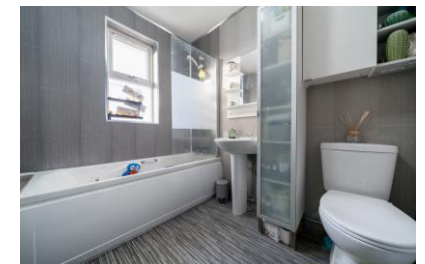




Kipling Road, Eastleigh, Hampshire, SO50 9EE



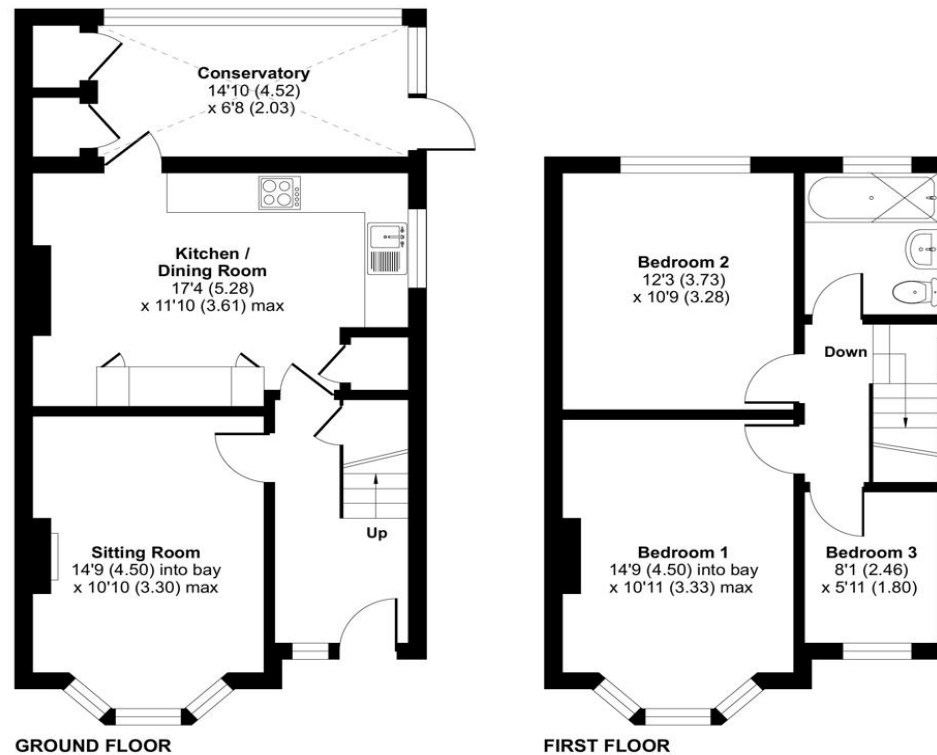
ACCOMMODATION

This well-appointed three-bedroom home in Eastleigh offers spacious and welcoming accommodation, catering to the needs of families and individuals alike. Forming part of an established neighbourhood, the residence presents a classic architectural design, constructed in the 1930's. Its driveway to the front provides off-road parking, surrounded by a blend of shrubs. Upon entry, the interior of the home is thoughtfully designed and has been arranged to accommodate a generously sized sitting room, flooded with natural light through the large bay window, creating an ideal environment for relaxation and entertainment. The kitchen/dining room is contemporarily styled and fitted with appliances, abundant countertop space, and ample storage capacity. An additional conservatory to the rear of the property provides further reception space. The first floor is home to three generously proportioned bedrooms, each providing comfortable living spaces with ample room for furnishings and storage and are served by the contemporary family bathroom. The large rear garden is low maintenance and private, mainly laid to lawn with the exception of mature shrubbery and a paved pathway to the useful outdoor storage. Located in the heart of Eastleigh, the property benefits from close proximity to local shops, schools, parks, and efficient public transport options. This strategic location enhances convenience and makes it a highly desirable residence for those seeking easy access to essential services and recreational opportunities.



Approximate Area = 1008 sq ft / 93.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1063721



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

SITUATION

Eastleigh is a small town which lies on the River Itchen between Winchester and Southampton. It has a good range of shops as well as leisure and entertainment facilities. It is ideally located to provide convenient access to Winchester and Southampton. There is a railway station giving access to London Waterloo, Winchester and Southampton. Communications are excellent with the M3 and M27 within easy reach.



SPECIFICATION

- Semi-detached 1930's family home
- Within close proximity to schools, shops and transport links
- Three generous bedrooms
- Kitchen/dining room
- Sitting room with feature bay window and fireplace
- Private and low maintenance rear garden
- Driveway parking

LOCAL AUTHORITY

Eastleigh Borough Council

Council Tax Band - C

GUIDE PRICE

£350,000

TENURE

Freehold