



57 Doncaster Road, Eastleigh - SO50 5QP

In Excess of £290,000

WHITE & GUARD

# 57 Doncaster Road

Eastleigh, Eastleigh

## INTRODUCTION

Tucked away along one of Eastleigh's popular residential roads, which is just a stone throw from Eastleigh town centre, is this beautifully maintained three-bedroom terraced family home which offers stylish and comfortable living, perfectly balancing character features and charm with modern practicality. The property boasts a 22ft Lounge diner, Modern Kitchen and three bedrooms and a bathroom upstairs, an internal viewing is highly recommended to fully appreciate the quality and presentation of this lovely home.

## LOCATION

Ideally positioned within easy reach of Eastleigh town centre, Southampton Airport Parkway, and excellent local schools, the property offers superb transport connections and everyday convenience. Whether you're looking for your first home, a move-up property, or a well-connected base, this delightful house blends comfort, practicality and location in equal measure.

- EASTLEIGH COUNCIL BAND B
- EPC RATING C
- FREEHOLD
- THREE BEDROOM TERRACED HOME
- 22FT LOUNGE DINING ROOM
- MODERN KITCHEN
- GOOD SIZE REAR GARDEN
- DETACHED GARAGE



WHITE & GUARD





## INSIDE

Upon entering, you're welcomed into the hallway which has stairs that lead up to the first floor and a door into a bright and inviting Lounge that flows effortlessly into a separate dining area, creating a generous open feel, ideal for both family gatherings and relaxed evenings at home. The kitchen has been tastefully fitted with a contemporary range of units and work surfaces, offering excellent storage and functionality, while enjoying views over and a door into the rear garden.

Upstairs, the home continues to impress with three well-proportioned bedrooms, each presented with a light and airy finish, and a smartly appointed family bathroom complete with modern fittings and neutral décor.

## OUTSIDE

Outside, the property benefits from a good sized garden with a raised patio area and a detached garage, which provides valuable storage space, a rare addition for homes of this style.

## SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

**Broadband:** Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.



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#### ANTI-MONEY LAUNDERING REGULATIONS

**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

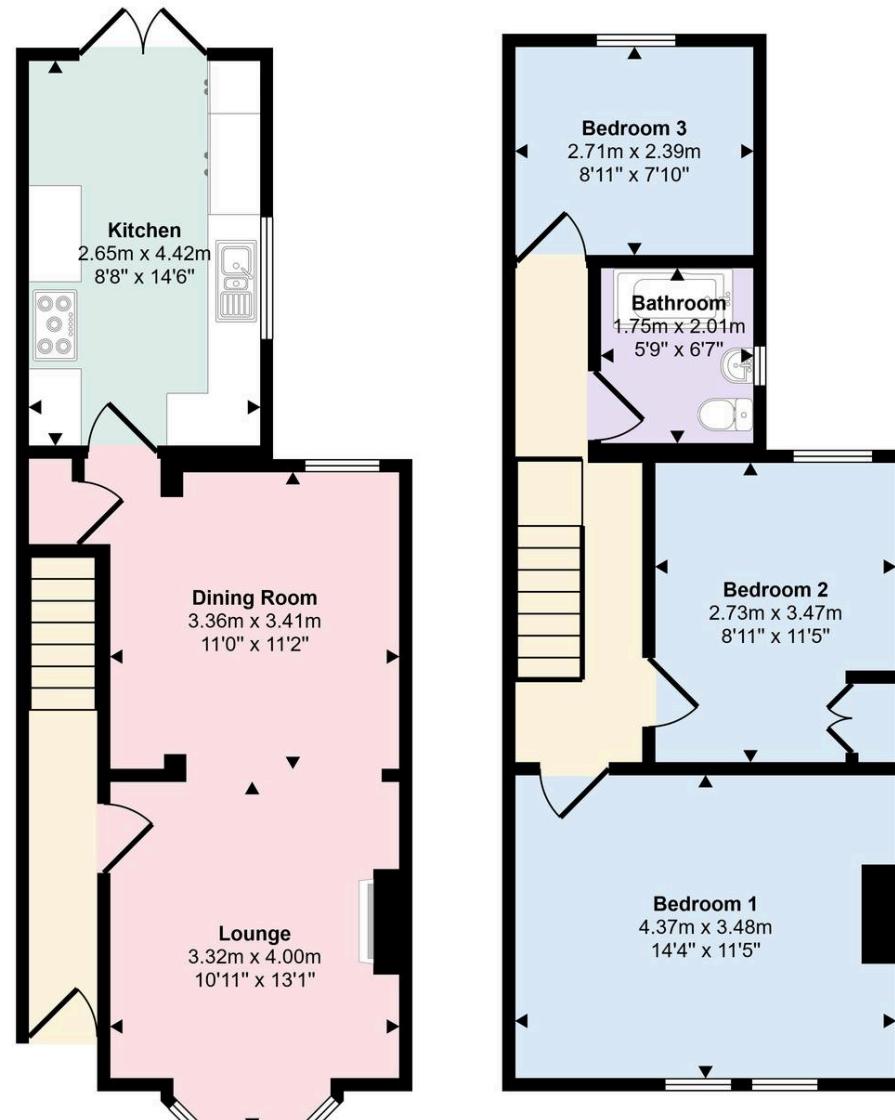
#### DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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Approx Gross Internal Area  
86 sq m / 931 sq ft



#### Ground Floor

Approx 43 sq m / 460 sq ft

#### First Floor

Approx 44 sq m / 471 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.