



**156, Nutbeem Road, Eastleigh, SO50 5JT**  
**£300,000**

A 3 DOUBLE bedroom mid Victorian terrace home, centrally located in Eastleigh town centre. The spacious family accommodation is currently arranged as a welcoming entrance hallway 12'8" x 10'11", dining room, fitted kitchen, all three double bedrooms are on the first floor. Enclosed rear garden and benefits from a garage to the rear of the property and can be accessed by the service road.

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

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The property is accessed from the pavement via a wrought iron gate. A tiled path leads to a recessed composite door with obscure glazed panel and lead lighting open onto.

### Entrance Porch

Textured ceiling, laminate floor covering.

A two panel glazed door opens to the entrance hallway.

### Entrance Hallway

Textured ceiling, ceiling light point and rose, continuation of laminate floor covering from the entrance hallway.

A fifteen glazed panel door opens to the lounge, and an opening through to the dining room.

Staircase leading to the first floor landing.

### Lounge 12'8" into bay x 10'11" (3.86m into bay x 3.33m)

Textured ceiling, coving, ceiling rose and light point, tall modern radiator, laminate floor covering, provision of power points and telephone points.

Natural light is provided by a upvc double glazed walk in bay window with plantation shutters.

The room centres on a electric coal effect fire.



### Dining Room 11'10" x 11'7" (3.63 x 3.54)

Accessed by a pair of fifteen light glazed doors from the lounge, textured ceiling, coving, ceiling rose and light point.

Upvc double glazed window to the rear aspect, double panel radiator, laminate floor covering, provision of power points and a television point. Useful under stairs recessed area,

The room centres on a electric wood burning stove.

From here a glazed door opens to the kitchen.



### Kitchen 14'1" x 8'3" (4.30 x 2.52)

The kitchen is fitted with a range of low level cupboard and drawer base units with a matching range of wall mounted cupboards. Heat resistant worksurface with an inset ceramic sink with drainer and a mono bloc mixer tap. Space for a large range style cooker with splashback and chimney style extractor hood over. Space for two further undercounter appliances and space for a tall fridge / freezer.

Textured ceiling, two ceiling light points, vinyl floor covering. Upvc double glazed window to the rear and side aspect and a upvc glazed door gives direct access to the rear garden



### First Floor

Accessed by a straight flight staircase from the entrance hallway. The landing has a textured ceiling, ceiling light point, access to the roof void, power point.

### Master Bedroom 13'0" x 10'11" (3.97 x 3.35)

Textured ceiling, coving, ceiling light point and rose. Natural light is provided by two upvc double glazed windows to the front aspect with plantation shutters. Provision of power points and a television point.



**Bedroom 2 11'11" x 9'1" (3.64 x 2.77)**

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



**Bedroom 3 7'3" x 8'3" (2.21 x 2.54)**

Accessed by a six panel door with a textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, provision of power points, television and telephone point.



**Bathroom 6'5" x 5'4" (1.98 x 1.64)**

Fitted with a traditional bathroom suite with pedestal wash hand basin, close coupled wc and free standing bath with Myra shower over. Complementary matchboard panelling, and glazed

tiling.

Textured ceiling, ceiling light point, upvc obscure glazed window to the side aspect, heated towel rail, vinyl floor covering.



**Front Garden**

The front garden is enclosed by a brick wall, principally laid to gravel for ease of maintenance. External gas meter.

**Rear Garden**

The rear garden is a particular feature of this property.

Stepping out from the kitchen onto an area laid to paving, outside cold water tap and a canopied porch.



Immediately abutting the rear of the property is an area laid to decking, providing a pleasant seating area.

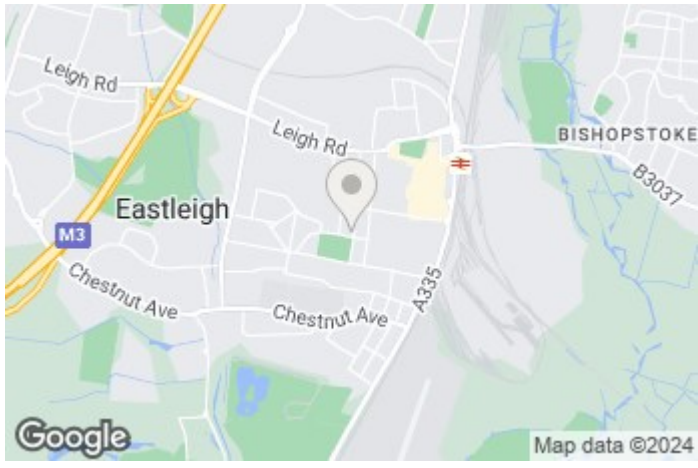
From here the garden is laid to gravel with focal beds.

To the rear boundary is a second area laid to decking with raised pond and waterfall feature.

To the side of the garage a pedestrian gate gives access to the rear service road.

**Garage**

Of pre-fabricated construction accessed by a metal up and over door.







**Ground Floor**



**First Floor**

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	