



15, Blenheim Road, Eastleigh, SO50 5NQ
Reduced To £365,000

Nestled in the heart of Eastleigh on the sought-after Blenheim Road, this rare Victorian detached home is a true gem waiting to be discovered. Boasting three good-sized bedrooms, including a luxurious Master Bedroom with its own ensuite,

Situated in a central location, this house provides easy access to all amenities. The off-road parking for two cars ensures that you will never have to worry about finding a space.

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

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A three bedroom Victorian detached property.

The property is accessed from the pavement to a wrought iron gate opening to a paved path to a recessed front door. Where an outside courtesy light, illuminates a composite entrance door with obscure glazing and chrome door furniture opening onto

Front garden

The front garden is enclosed by a low level brick wall with pedestrian wrought iron gate. Principally laid to hard standing for ease of maintenance.

Entrance Hallway

Smooth plastered ceiling, original coving and plaster arch, two ceiling light points, double panel radiator, provision of power points.

Staircase leading to the first floor landing with useful under stairs storage cupboard and houses the electric meter and consumer unit, a second cupboard opens and houses the gas meter.

Lounge 14'2" into bay + chimney recess x 11'11" (4.33 into bay + chimney recess x 3.64)

Smooth plastered ceiling, original coving, ceiling down light. Natural light is provided by a walk in upvc double glazed bay window to the front aspect. Two double panel radiators, provision of power points, telephone, Sky and television point.

The room focuses on a cast iron fireplace with ceramic glazed tiled insert, and an 'Adam' style mantle over.



Kitchen 10'9" x 9'1" (3.29 x 2.77)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap over. Four burner 'Lamona' gas hob with a stainless steel chimney style extractor hood over. Electric 'Lamona' fan assisted oven, space for a tall free standing fridge / freezer.

Smooth plastered ceiling, ceiling light point, linoleum floor covering, upvc double glazed window to the side aspect.

From here an opening leads through to a utility room, and a upvc door gives access to the rear garden.



Second Reception Room 11'11" into recess x 9'8" (3.65 into recess x 2.96)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect. Double panel radiator, provision of power points and a telephone point.

From here a door leads through to the kitchen.



Utility Room 5'11" x 5'3" (1.81 x 1.61)

Smooth plastered ceiling, ceiling light point, upvc obscure double glazed window to the rear aspect, ceramic glazed tiled flooring.

Fitted with low level 'White Gloss' fronted cabinets with a heat resistant worksurface over. Space for undercounter appliances. Wall mounted 'Ideal' combination boiler.

A sliding door leads through to a ground floor cloakroom



Cloakroom

Smooth plastered ceiling, ceiling light point, upvc obscure double glazed window, single panel radiator.

Fitted with a pedestal wash hand basin, low level wc and tiled to half height in a ceramic glazed tile.

Rear Garden

To one side the garden is enclosed by a brick wall and to the other side via a timber fence, a pedestrian gate gives access to the service road.

The garden comprises of an area laid to patio, areas of artificial grass, shrub beds and a timber built shed on a concrete base.

Off Road Parking

Off Road parking is available, accessed by the rear service road.

First Floor

The landing is accessed by a straight flight staircase from the entrance hallway. With a smooth plastered ceiling, couple of accesses to the roof void, ceiling light point, power point.

Bedroom 1 15'7" narrowing to 10'7" x 12'0" (4.77 narrowing to 3.24 x 3.67)

Smooth plastered ceiling, ceiling light point, natural light is provided by three upvc double glazed windows to the front aspect, two single panel radiators, provision of power points and a television point.

A four panel sliding door leads through to an ensuite facility.



Ensuite 7'8" x 4'7" (2.36 x 1.41)

Smooth plastered ceiling, four down lighters, wall mounted extractor fan, linoleum floor covering, single panel radiator.

Panelled bath, wall mounted wash hand basin, close coupled wc with dual push flush. Ceramic glazed splashback tiling around the bath and wash hand basin.



Bedroom 2 8'1" x 9'9" (2.48 x 2.98)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points, and television point.

A cupboard makes use of the chimney breast recess providing shelving and drawer unit below.



Bedroom 3 9'2" x 7'8" (2.81 x 2.34)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points and a television point.



Family Shower Room 8'5" x 3'5" (2.59 x 1.06)

Smooth plastered ceiling, ceiling light point, wall mounted extractor fan. Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc, large shower enclosure with an electric shower within. Ceramic glazed tiling within the shower area.



Council Tax Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B		59	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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