



314, High Street, Eastleigh, SO50 5ND
£230,000

New to the market, a 3 bedroom Victorian terrace. Although a cosmetic refurbishment is required, this house presents a fantastic opportunity to create a home tailored to your taste. The original features add character and charm to the property.

Conveniently situated, this terraced house provides easy access to local amenities, shops, and transport links, ensuring a convenient lifestyle for its future residents. Whether you're looking to create your dream home or seeking a property with character, this Victorian Terrace on High Street is sure to capture your imagination.

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

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The property is accessed from the pavement with a path leading to a upvc recessed front door with obscure glazing opening onto

Entrance Hallway

Textured ceiling, original coving and plaster arch, single panel radiator and laminate floor covering.

Staircase leading to the first floor landing.

Lounge 13'7" x 11'3" (4.16 x 3.43)

Smooth plastered ceiling, original coving, ceiling light point. Natural light is provided by a upvc double glazed bay window, continuation of the laminate floor covering. Single panel radiator, provision of power points, television, Sky and telephone point.

The room centres on an electric 'pebble' style fire with marble hearth, surround and an 'Adam' style mantle over.

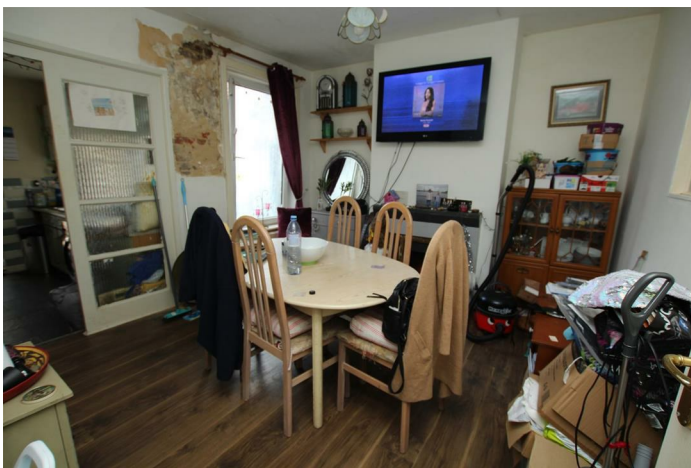


Dining Room 11'3" x 11'10" (3.44 x 3.63)

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

The room centres on an electric coal effect fire with 1930's style hearth and surround in a ceramic glazed tile.

From here a solid panel door leads to a useful understairs storage cupboard, an opening leads through to the kitchen.



Kitchen 14'7" narrowing to 10'2" x 8'11" (4.47 narrowing to 3.11 x 2.73)

The kitchen is fitted with a range of low level and wall mounted cupboards, heat resistant worksurface with an inset stainless steel sink unit with drainer, space for a free standing electric cooker, and further space available for undercounter appliances. Wall mounted 'Worcester Bosch' boiler.

Smooth plastered ceiling, ceiling light point, a wooden obscure single glazed window to the side aspect and to the other side with clear glazing. Ceramic glazed tiled floor.

A wooden glazed door opens to a conservatory.



Conservatory 8'10" x 8'6" (2.71 x 2.60)

Of upvc solid panel base with upvc double glazing over, polycarbonate roof and door with obscure glazing.

An archway leads to a ground floor cloakroom.

Cloakroom

Fitted with a close coupled wc, and a tiled floor.

First Floor

The landing is accessed by a straight flight staircase with a quarter turn from the entrance hallway. With a smooth plastered ceiling, two ceiling light points, access to the roof void, provision of power points.

Bedroom 1 13'2" x 11'3" (4.03 x 3.43)

Textured ceiling, ceiling light point, two upvc double glazed windows to the front aspect, double panel radiator, provision of power points.

The room centres on an original Victorian cast iron fireplace, with built in wardrobes making use of the chimney breast recess.



Bedroom 2 11'1" x 9'1" (3.40 x 2.79)

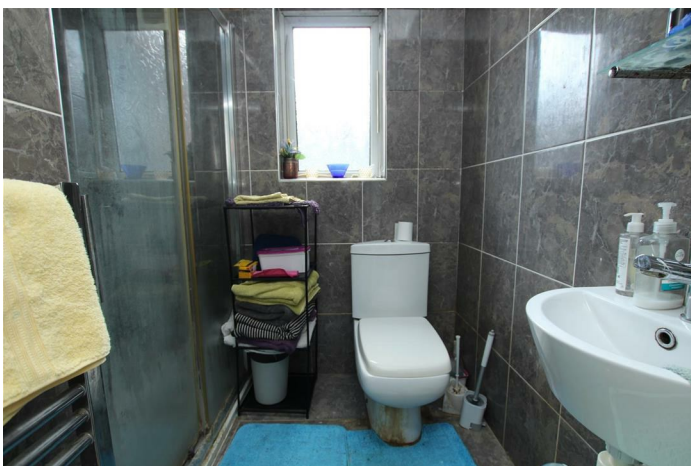
Polystyrene ceiling tiles, ceiling light point, upvc double glazed window to the rear aspect, radiator, provision of power points.

The room centres on an original Victorian cast iron fireplace.



Bedroom 3 7'8" x 8'11" (2.34 x 2.72)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, double panel radiator, provision of power points, laminate floor covering. Original Victorian fireplace.



Shower Room 6'6" x 5'5" (1.99 x 1.66)

Fitted with a three piece suite comprising wall mounted wash

hand basin, close coupled wc, double shower enclosure, wall mounted extractor fan.

Smooth plastered ceiling, ceiling light point, upvc obscure double glazed window to the side aspect. Ceramic glazed tiled walls and flooring.

Front Garden

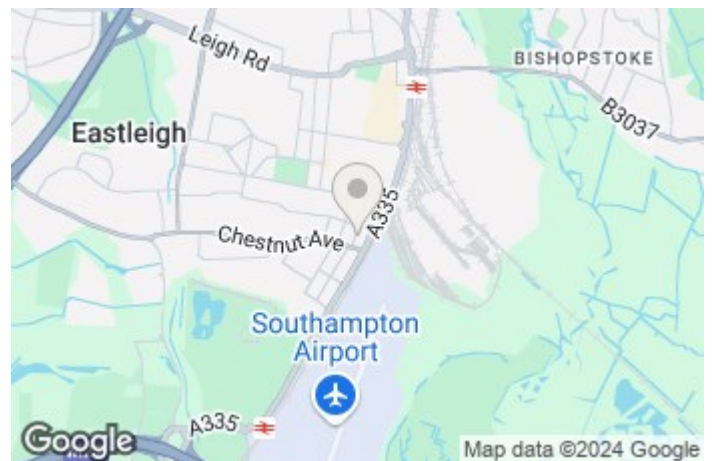
The front garden is enclosed by a low level brick wall. Principally laid to slate chippings with mature shrub planting.

External gas meter.

Rear Garden

The rear garden is principally laid to lawn and is enclosed by timber panel fencing. An area of hard standing and off road parking is located to the rear.

Outside cold water tap



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		