



67, Nutbeem Road, Eastleigh, SO50 5JR

No Onward Chain £300,000

SIMILAR PROPERTIES URGENTLY REQUIRED

A traditional 3 bedroom terraced house of well proportioned rooms, with a enclosed garden, and a pre-fabricated garage. The accommodation is arranged as a entrance hallway, 12'4" x 11'10" dining room, lounge with bay window to the front elevation. Fitted kitchen and a ground floor bathroom. All three bedrooms are on the first floor with a convenient cloakroom located. Gas central heating is installed and the property is double glazed.

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

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A 3 bedroom Victorian mid terrace offering no onward chain.

The property is accessed from the pavement to a recessed front entrance. A upvc door with obscure glazed panels opens to

Entrance Hallway

Textured ceiling with coving, ceiling light point, single panel radiator.

Staircase leading to the first floor landing.

Dining Room 12'4" x 11'10" (3.76m x 3.61m)

Textured ceiling with coving, ceiling light point, natural light is provided by a upvc double glazed window to the rear aspect, provision of power points, telephone point and a double panel radiator. Wall mounted 'Honeywell' heating control thermostat.

From here a wide arch opening leads through to the lounge, and a two panel door opens to an under stairs storage cupboard housing the electric consumer unit utility meters. A second panel door opens to the kitchen.



Lounge 10'11" x 12'0" + bay window (3.35 x 3.66 + bay window)

Textured ceiling with coving, ceiling light point, upvc walk in double glazed bay window, provision of power points, television, telephone point, Sky and Virgin point. Double panel radiator.

The room centres on a electric fire.



Kitchen 14'3" x 8'3" (4.36 x 2.52)

The kitchen is fitted with a range of light 'Beech' effect fronted 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. Behind a wall mounted cupboard a 'Logic' combination boiler is housed.

Textured ceiling with coving, ceiling light point, upvc double glazed window to the side aspect, linoleum floor covering. Space and plumbing for an automatic washing machine, space for dishwasher and tall fridge / freezer. Electric hob with extractor hood over.

Splashback tiling.

From here an opening leads to a rear lobby.



Rear Lobby

Textured ceiling, ceiling light point, upvc obscure double glazed door giving access to the rear garden.

A two panelled door opens to the ground floor bathroom.

Ground Floor Bathroom 8'0" x 5'9" + shower recess (2.46 x 1.77 + shower recess)

Fitted with a three piece white suite comprising wash hand basin, close coupled wc, panelled bath. Single shower enclosure with electric shower within

Textured ceiling with coving, ceiling light point, obscure upvc double glazed window to the rear aspect, double panel radiator, linoleum floor covering and a double panel radiator. Full height ceramic glazed tiled walls.



First Floor

The landing is accessed by a straight flight staircase from the entrance hallway. With a textured ceiling with coving, ceiling light point, access to the roof void. Provision of power points.

A door opens to a cupboard providing useful shelving and storage.

Bedroom 1 15'1" x 11'0" (4.60 x 3.36)

Smooth plastered ceiling with coving, ceiling light point, natural light is provided by two upvc double glazed window to the front aspect, double panel radiator, provision of power points, television and Virgin point.



Bedroom 2 11'8" x 9'4" (3.58 x 2.85)

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



Bedroom 3 9'3" x 8'3" (2.84 x 2.54)

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



First Floor Cloakroom 4'10" x 3'8" (1.48 x 1.14)

Textured ceiling with coving, ceiling light point, obscure upvc double glazed window to the side aspect, single panel radiator, linoleum floor covering. Pedestal wash hand basin, close coupled wc. The walls are tiled to full height.



Garage 18'1" x 10'0" (5.52 x 3.06)

Of pre-fabrication construction, and benefits from power.

Front Garden

The front garden is enclosed by low level brick wall to the front boundary with a wrought iron gate. Laid to bloc paving for ease of maintenance.

Rear Garden

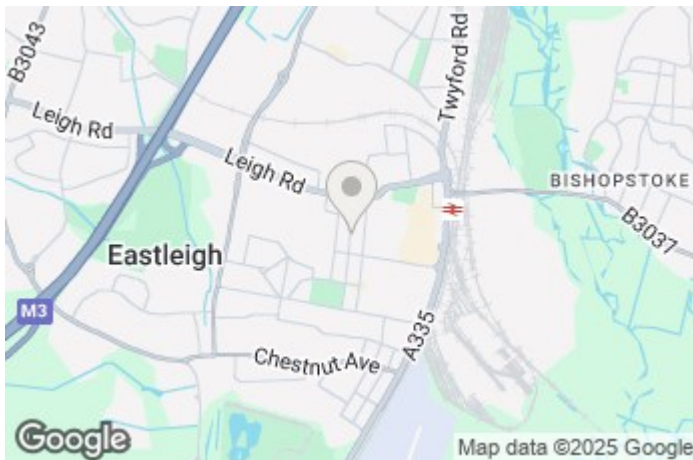
The side return to hard standing. A path leads down to one side of the garden to a pre-fabricated garage.

The garden is principally laid to lawn with borders.

A pedestrian gate gives access to the rear service road.



Council Tax Band B



Ground Floor

1st Floor



David Evans
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	