



## 205, Market Street, Eastleigh, SO50 5PZ

### No Onward Chain £295,000

A charming Victorian mid-terrace house, with three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The ground floor bathroom adds convenience, while the kitchen and utility room provide ample space for culinary pursuits and laundry needs. The layout is practical and functional, catering to the demands of life.

One of the standout features of this property is the sizeable garage, offering valuable storage or potential for a workshop.

The location on Market Street places you within easy reach of local amenities, schools, and transport links, making it an ideal choice for those who appreciate both convenience and community.

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

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A upvc door with obscure glazed panel opens to

### Entrance Hallway

Smooth plastered ceiling, two ceiling light points, single panel radiator, laminate floor covering.

The hall has a straight flight staircase to the first floor with storage area below (and the gas meter).



### Dining Room / Reception Room 13'9" x 8'9" (4.20 x 2.69)

A good sized second reception room with single panelled radiator, telephone point, power points, and the ceiling is coved and textured and has a light point. An log effect electric fire is set into a surround on the chimney breast.

This room is to the rear of the house and has a upvc framed double glazed door to the garden.

A pair of folding panelled doors open to the lounge.



### Lounge 14'0" x 10'9" (4.27 x 3.29 )

The sitting room has a double glazed bay window to the front aspect a single panelled radiator, a tiled fireplace with a pleasant decorative surround and an inset coal effect gas fire with brass surround. Provision of power points, tv and Sky point, coved and textured ceiling with a light point.



### Kitchen 10'10" x 8'5" (3.32 x 2.59)

The kitchen is fitted with a range of 'Beech' style fronted cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink with drainer and a mono bloc mixer tap over. Four burner electric hob, mid height electric fan assisted oven and built in microwave. Space for an under counter appliance.

Smooth plastered ceiling, ceiling light point, three down lighters. Natural light is provided by a upvc double glazed window to the side aspect, ceramic glazed tiled flooring.

A fifteen light door gives access to a utility room.



### Utility Room 7'8" x 4'9" (2.35 x 1.45)

The utility room has matching work surfaces with space and plumbing for a washing machine and a tumble dryer below. Two wall mounted cupboards. A wall mounted Worcester combination gas boiler serves the domestic hot water supply and the central heating. Power points, ceramic floor tiling, textured ceiling with a light point. An obscure double glazed door opens to the garden.

A further door opens to the bathroom.

### Ground Floor Bathroom 7'8" x 7'7" (2.35 x 2.33)

The bathroom has a three piece white suite of panelled bath with shower over, pedestal wash hand basin and close coupled level wc. The bath and shower area are tiled to full height. Double panelled radiator, UPVC framed obscure glazed window to the rear aspect.



### First Floor

The landing is accessed by a straight flight staircase from the entrance hallway. Smooth plastered ceiling, ceiling light point, access to the roof void. Single panel radiator.





### Bedroom 1 14'2" x 11'10" (4.32 x 3.62)

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



### Bedroom 2 13'1" x 8'9" (3.99 x 2.68)

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



### Bedroom 3 10'11" x 8'7" (3.34 x 2.64)

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



### Externally

#### To the Front

The front garden is laid for ease of maintenance and is delineated by a brick retaining wall. A paved path with rope edge border leads to the front door and is principally laid to shingle for ease of maintenance.

#### Rear Garden

Stepping out onto an area laid to gravel to the side of the property, a second area of garden is laid to paving, with a couple of steps down to a feature rockery with shrub beds and a mature tree.

To the rear of the boundary is a wooden framed, substantial garage with access from the garden via a personal door.



### Garage 18'9" x 13'5" (5.73 x 4.10)

The garage is of timber construction on a brick edged base with concrete hardstanding. Timber vehicular doors are accessed from a rear service road and a personal door opens to the garden. glazed window, lighting and power.



### LOCATION MAP

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### Council Tax Band B

#### Agents Note

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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) <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 |           |