



## 148., Nutbeem Road, Eastleigh, SO50 5JT

### Reduced To £300,000

Set within a desirable Town Centre Location, this charming and neutrally decorated three-bedroom Victorian terrace offers spacious and well-maintained accommodation throughout. The ground floor features a welcoming lounge, a separate dining room, and a contemporary fitted kitchen. Upstairs, you'll find three good-sized bedrooms, all served by a stylish three-piece white bathroom suite.

Externally, the property benefits from an enclosed rear garden with pedestrian access leading to a rear service road, which in turn provides convenient off-road parking. Ideally situated within easy reach of the town centre, the property also boasts excellent transport links to both the motorway network and railway services, perfect for commuters.

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

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The property is accessed from the pavement where a porcelain paved path. A recessed front entrance with composite door and brass door furniture opens to

### Entrance Hallway

Smooth plastered ceiling, ceiling light point, double panel radiator, power point.

Staircase leading to the first floor landing.

### Dining Room 11'7" x 11'11" (3.55 x 3.65)

Smooth plastered ceiling, ceiling light point, upvc double glazed door giving access onto the rear garden, double panel radiator, provision of power points.

Open under stairs storage area, a ledge and brace door opens to a cupboard housing the electric consumer unit, electricity meter and solar panel meter.

From here an opening leads through to the lounge.



### Lounge 12'8" x 10'11" (3.88 x 3.33)

Smooth plastered ceiling, ceiling light point, walk in upvc double glazed bay window with fitted internal shutters, double panel radiator, provision of power points, television and network point.

The room centres on a cast iron fireplace.



### Kitchen 14'0" x 8'4" (4.28 x 2.55)

The kitchen is fitted with a range of shaker style fronted cupboard and drawer base units, heat resistant work surface with a matching range of wall mounted cupboards over. Inset stainless steel sink with drainer and a mono bloc mixer tap. Four burner gas hob with chimney style extractor hood over. Electric fan assisted oven, integrated fridge / freezer. Behind a wall mounted cupboard is a Ideal Logic combination boiler.

Smooth plastered ceiling, eight down lighters, upvc double glazed window to the rear aspect and upvc double glazed door opening to the side aspect.

### First Floor

The landing is accessed by a straight flight staircase from the entrance hallway. Smooth plastered ceiling, two ceiling light points, access to the roof void, which has been boarded, fitted with a ladder and benefits from lighting.

All doors are of a six panel design.

### Bedroom 1 12'11" x 10'10" (3.96 x 3.32)

Smooth plastered ceiling, ceiling light point, two upvc double glazed windows to the front aspect, double panel radiator, provision of power points. The room focuses on an original cast iron fireplace, within the chimney breast recess are two double wardrobes providing useful storage.



### Bedroom 2 11'11" x 9'2" (3.65 x 2.81)

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



## Front Garden

The front garden is laid to slate chippings. External gas meter.

## Rear Garden

Stepping out from the dining room door onto an area to the side of the property laid to paving, continuing around to the rear elevation. Cold water tap.

The garden is principally laid to lawn with path and plant border to one side. Enclosed by timber panel fencing. An area to the rear of the garden provides a useful area for a shed, presently a plastic shed is in situ and will remain.

A pedestrian gate leads to an area of off road parking (for a couple of vehicles).

## Bedroom 3 8'8" x 7'10" (2.66 x 2.40)

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



## Council Tax Band B

## Off Road Parking To Rear

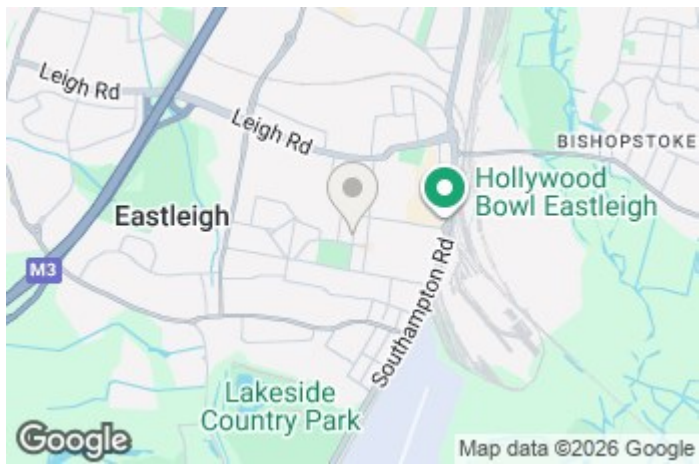
## Bathroom 5'10" x 5'7" (1.79 x 1.72)

Fitted with a three piece white suite comprising wash hand basin and wc set within a vanity unit with storage below, panelled bath with a glass and chrome shower screen over. Mono bloc mixer tap and a dual head shower attachment. Ceramic glazed tiling around the bath and splashback tiling behind the sink area.

Smooth plastered ceiling, two led down lighters, upvc obscure double glazed window to the side aspect, linoleum floor covering. Single panel radiator.









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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	