



13, Marathon Place, Eastleigh, SO50 8PX

£260,000

A 2 bedroom terraced house with the addition of a conservatory and with a good sized rear garden with mature trees providing a pleasant backdrop. Parking is allocated to the properties. The accommodation is arranged as entrance porch, hall, a good sized kitchen, lounge with glazed doors to the conservatory, and a white bathroom. Gas central heating is installed and double glazing.

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

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The property is accessed along a paved path to a composite door with obscure glazing opens to an entrance porch. Clay tiled floor, smooth plastered ceiling.

From here a part glazed door opens to

Front Garden

The front garden is principally laid to lawn with shrub bed to one side. Outside cold water tap.

Entrance Hallway

Textured ceiling with coving, ceiling light point, laminate floor covering, single panel radiator.

Staircase leading to the first floor landing with useful understairs storage cupboard.

Kitchen 8'10" x 6'0" (2.71 x 1.83)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant work surface with an inset stainless steel sink unit with drainer and a mono bloc mixer tap. Four burner gas hob, 'Hotpoint' fan assisted oven, stainless steel chimney style extractor hood. Space for a tall standing fridge / freezer, space and plumbing for an automatic washing machine.

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, ceramic glazed tiled flooring.



Lounge 13'9" x 12'1" (4.20 x 3.70)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, and a part glazed door. Continuation of laminate floor covering from the entrance hallway. Provision of power points and a television point. The room centres on an open fire with an 'Adam' style mantle over.

Conservatory 11'2" x 9'8" (3.42 x 2.95)

Constructed of solid panel walls with obscure double glazing over, a upvc door gives access onto the rear garden.



Rear Garden

Stepping out onto an area laid to patio providing a pleasant seating area. The garden is enclosed by timber panel fencing and laid to lawn with a further area of patio to the rear boundary.

First Floor

Accessed by a straight flight staircase with a quarter turn from the entrance hallway. The landing has a textured ceiling, ceiling light point, access to the roof void.

All doors are of a solid panel design.

Master Bedroom 12'1" x 9'1" (3.70 x 2.78)

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



Bedroom 2 8'5" x 7'1" (2.57 x 2.18)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points. The room benefits from a couple of storage cupboards providing hanging rail. A second cupboard over the stair recess houses an insulated hot water cylinder with slatted linen shelving.



Bathroom 6'1" x 6'0" (1.87 x 1.85)

Textured ceiling, ceiling light point, wall mounted extractor fan. Single panel radiator, linoleum floor covering. Fitted with a three piece white suite comprising wash hand basin set within a vanity unit, close coupled wc with dual push flush. Panelled bath with an electric shower within.



Council Tax Band B





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	