



**51., Nutbeem Road, Eastleigh, SO50 5JP**  
**£315,000**

In the town centre, a turn of the century terraced home with gas central heating, double glazing, and a fully enclosed garden with off road parking. The accommodation, is arranged as lounge, 11'5" x 12'3" second reception room, fitted kitchen,, 3 bedrooms with family bathroom and benefits from a loft room.

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A tarmacadam path leads to a recessed composite front door with obscure glazed crescent window opening to

### Entrance Hallway

Smooth plastered ceiling, ceiling light point, single panel radiator.

Staircase leading to the first floor landing.

### Lounge 11'9" x 12'11" into bay (3.59 x 3.96 into bay)

Smooth plastered ceiling, ceiling light point, walk in upvc double glazed bay window, double panel radiator, provision of power points, television, Virgin point. The room centres on an electric fire with marble hearth and surround and 'Adam' style mantle over.



### Dining Room 11'5" x 12'3" (3.48m x 3.73m)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, double panel radiator. The room centres on an electric fire with marble surround and hearth with an 'Adam' style mantle. A large opening leads through to the kitchen.

A two panel door opens to an understairs storage cupboard housing the electric consumer unit, and utility meters.



### Kitchen 13'6" x 8'10" (4.13 x 2.70)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steels sink unit with drainer and a mono bloc mixer tap, space for a free standing cooker, space and plumbing for an automatic washing

machine, space for an undercounter tumble dryer and space for a tall fridge / freezer. 'Zanussi' chimney style extractor hood over. Ceramic glazed splashback tiling.

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect, upvc door with obscure glazing giving access onto the rear garden. Double panel radiator, linoleum floor covering.



### First Floor

The landing is accessed via a straight flight staircase from the entrance hallway, with two ceiling light points, part coving, provision of power points.

All doors are of a six panel design.

### Bedroom 1 15'3" x 11'1" (4.65 x 3.39)

Textured ceiling with coving, ceiling light room, 3 double glazed windows to the front aspect, double panel radiator, provision of power points.



### Bedroom 2 11'8" x 9'3" (3.57 x 2.82)

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



### Bedroom 3 9'6" x 6'0" (2.92 x 1.84)

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



### Family Bathroom 9'1" x 4'0" (2.77 x 1.24)

Fitted with a three piece suite comprising pedestal wash hand basin, low level wc, panelled bath with 'Myra' electric shower over, ceramic glazed tiled walls, built in cupboard, housing a 'Valiant' combination boiler and insulated hot water cylinder.

Textured ceiling, coving, ceiling light point, obscure upvc double glazed window to the rear aspect, single panel radiator, linoleum floor covering.



### Loft Room 13'4" x 8'4" (4.07 x 2.55)

Accessed via a solid panel door from the landing. Double glazed 2 'Velux' windows to the rear aspect, eaves storage, vaulted ceiling with a ceiling light point.



### Rear Garden

The garden is principally laid to shingle for ease of maintenance. A path leads down one side to an area of decking.

A pedestrian gate gives access to off road parking for a couple of vehicles.



### Council Tax Band B



