



275, Market Street, Eastleigh, SO50 5QE
£1,450 PCM

A traditional 3 bedroom Victorian terraced house centrally located. The spacious accommodation comprises lounge to the front, separate dining room to the rear, gloss fronted kitchen and a ground floor bathroom. All bedrooms are on the first floor, the master benefiting from an ensuite facility. Easy to maintain rear garden, off road parking. Unfurnished & Available Late April.

The property is accessed from the pavement to a concrete path to a composite door with courtesy light over. Opening to;

Front Garden

The front garden is enclosed by a low level brick wall and principally laid to gravel for ease of maintenance.

Entrance Hallway

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

Staircase leading to the first floor landing, with a useful under stairs cupboard.

High level electric consumer unit and utility meters.

Lounge 10'7" x 13'5" into bay (3.25 x 4.10 into bay)

Textured ceiling with coving, ceiling light point, walk in square bay window with upvc double glazing over. Single panel radiator, continuation of the laminate floor covering from the entrance hallway. Provision of power points and a television point.



Dining Room 10'11" x 8'8" (3.33 x 2.66)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, continuation of laminate floor covering. Provision of power points.



Kitchen 9'10" x 8'2" (3.01 x 2.50)

The kitchen is fitted with a range of gloss fronted; low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Electric

'Lamona' hob, with a chimney style extractor hood over, ceramic glazed sink with a mono bloc mixer tap over. Integrated' Lamona' oven, space for a tall fridge / freezer, space and plumbing for an automatic washing machine. Wall mounted Worcester Bosch combination boiler.

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect and a ceramic glazed tiled floor.

An archway leads through to the rear lobby



Rear Lobby

Textured ceiling, ceiling light point, upvc door with upvc double glazed panel giving access to the rear garden. Continuation of ceramic glazed tiling from the kitchen.

Ground Floor Bathroom 7'3" x 5'3" (2.22 x 1.62)

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc, panelled bath with a glass and chrome shower screen, mixer tap and shower attachment. Full height ceramic glazed tiled walls.

Smooth plastered ceiling, ceiling light point, upvc obscure glazed window to the rear aspect, wall mounted extractor fan and a chrome heated towel rail. Continuation of ceramic glazed tiled flooring.



First Floor

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

Bedroom 1 12'5" x 11'0" (3.81 x 3.36)

Smooth plastered ceiling, ceiling light point, two upvc double glazed windows to the front aspect, single panel radiator, provision of power points. The room benefits from a fitted wardrobe providing hanging rail and shelving.

A door leads to an ensuite facility.



Ensuite Shower Room 6'6" x 2'10" (2.0 x 0.87)

Smooth plastered ceiling, ceiling light point, extractor fan, shower enclosure with a glass and chrome sliding door with a thermostatic shower within. Wall mounted wash hand basin, low level wc with dual push flush.



Bedroom 2 8'6" + recess x 8'3" (2.61 + recess x 2.52)

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



Bedroom 3 11'0" x 8'6" (3.36 x 2.60)

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



Rear Garden

Outside cold water tap. Immediately abutting the rear of the property is an area laid to patio. An area is laid to lawn. Carport located to the rear.

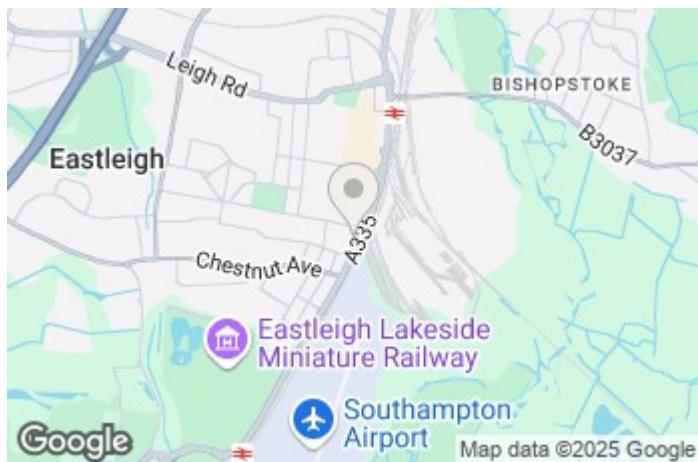
The garden is fully enclosed by hedging and a low level wall with headging over.



Carport

Perspex roof, and double opening gates to the rear service road.

Council Tax Band B



Energy Efficiency Rating		Environmental Impact (CO ₂) 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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	