



198, High Street, Eastleigh, SO50 5LW
No Onward Chain £280,000

A very nicely presented 3 bedroom Victorian mid terrace property located in a convenient location for all Eastleigh's amenities. The accommodation on offer comprises a welcoming entrance hallway, 14'7" x 15'9" dining room, lounge, well fitted kitchen and ground floor white 3 piece bathroom. To the first floor are 3 good sized bedrooms (the third bedroom is accessed from the second bedroom). The rear garden is a particular feature of this property, which is laid principally to lawn with a substantial garage 18"9" x 13"11 located and accessed by the rear service road. Gas fired central heating, double glazed and benefits from off road parking.

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

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The property is accessed from the pavement to a recessed front entrance, where an upvc door with obscure glazing opens onto

ENTRANCE HALLWAY

Smooth plastered ceiling, ceiling light point, single panelled radiator. Straight flight staircase leading to the first floor landing. Original stripped back flooring.

A fifteen light glazed door gives access onto the dining room.

DINING ROOM 14'7" x 15'9" narrowing to 9'11" (4.45m x 4.80m narrowing to 3.02m)

Smooth plastered ceiling with coving, two ceiling light points. Natural light is provided by a upvc double glazed window to the rear and side aspects. Double panelled radiator and a provision of power points. The room centres on an open fire (chimney has been capped), with exposed brickwork with contrasting lime mortar, finished with an oak mantle and slate hearth.

A four paneled door gives access into the lounge.

LOUNGE 10'9" x 11'5" (3.28 x 3.49)

Smooth plastered ceiling, ceiling light point, coving, upvc double glazed bay window, double panelled radiator, provision of power points.

BATHROOM 7'3" x 5'4" (2.21 x 1.63)

Textured ceiling, ceiling light point, extractor fan, obscure upvc double glazed window to the side aspect, laminate floor covering and a chrome heated towel rail

Fitted with a three piece white suite comprising pedestal wash hand basin, low level wc, panelled bath with traditional taps, thermostatic shower with rainfall shower head and second head, glass folding shower screen. The walls are predominantly tiled to full height, but to half height to one wall.



INNER LOBBY

Smooth plastered ceiling, coving, ceiling spot light.

A six paneled door opens onto the kitchen and a solid panel door opening into the bathroom.

KITCHEN 14'10" x 8'7" (4.53 x 2.62)

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, wooden single glazed stable door, ceramic glazed tiled floor covering. The kitchen is fitted with a range of

low level cupboard and drawer base units, with matching wall mounted cupboards over, heat resistant worksurface with an inset stainless steel sink unit with drainer and a mono bloc mixer tap over. Four burner electric hob with a stainless steel extractor hood over and a fan assisted electric oven below. Space for two under counter appliances, space for a free standing fridge / freezer. Ceramic glazed splashback tiling. A breakfast bar with cupboard over conceals an Ideal gas combination boiler for the central heating and domestic hot water supply.

FIRST FLOOR ACCOMMODATION

The landing is accessed by a straight flight staircase from the entrance hallway, smooth plastered ceiling, ceiling spot light, access to the roof void. The landing has original stripped back floor boards.

BEDROOM 1 14'9" x 10'0" (4.50 x 3.05)

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, single panelled radiator, provision of power points. A four panelled door opens onto a useful storage cupboard or can access the second bedroom.

BEDROOM 2 14'7" x 10'0" (4.46 x 3.06)

Currently being utilized as a lounge. Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, double panelled radiator. The room centres on an open fireplace (chimney has been capped) with exposed brick work, contrasting lime mortar and an oak Adam style mantle. Stripped back flooring. A door gives access into bedroom 3.

BEDROOM 3 11'10" x 8'9" (3.61 x 2.68)

Textured ceiling, ceiling light point, upvc double glazed window to the side aspect, double panelled radiator and a provision of power points.

EXTERNALLY

TO THE FRONT

The front garden is enclosed by a low level brick wall to the front aspect and predominantly laid to paving slabs. External gas meter.



REAR GARDEN

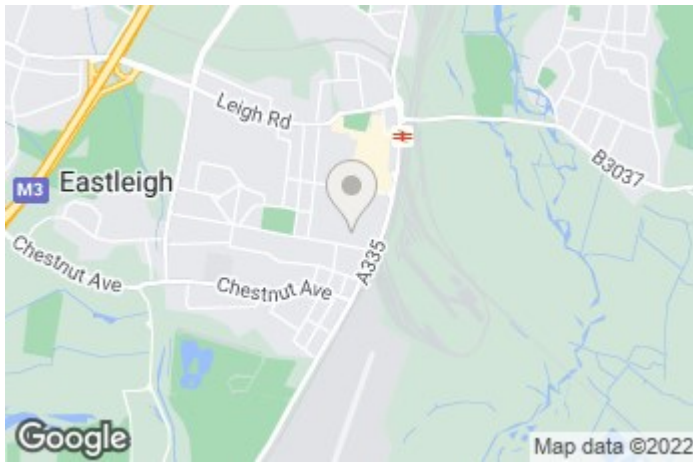
Stepping out from the kitchen door, to the side of the property onto a concrete apron. The garden is enclosed by timber fencing to two elevations and is laid principally to lawn, a shingle path with stepping stones through leading to the pedestrian access to the garage

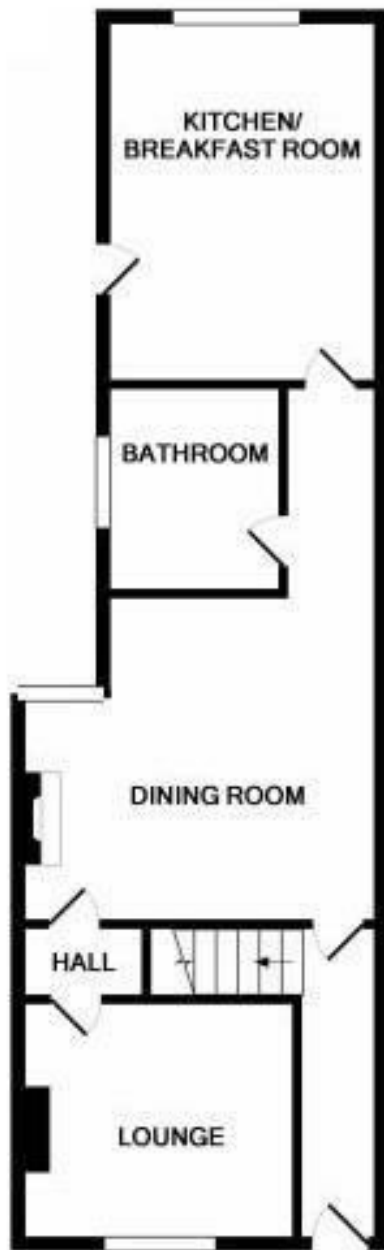


GARAGE 18'9" x 13'11" (5.72 x 4.26)

Of corrugated construction and is accessed by a large door, provision of power points and two ceiling light points. The garage gives access to a rear service road via a pair of double opening doors.

An area of off road parking is available in front of the garage.





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>86</p> <p>66</p>
<p>England & Wales EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>86</p> <p>64</p>
<p>England & Wales EU Directive 2002/91/EC</p>	