



17, Barton Road, Eastleigh, SO50 6RN £220,000

This three bedroom Victorian terrace, conveniently located close to the town centre, offers excellent potential for buyers seeking a home to personalise. Now in need of refurbishment, the property retains a traditional layout comprising an entrance hallway, lounge, kitchen and a four piece ground floor bathroom. All three bedrooms are situated on the first floor. With its period character and central location, this is an ideal opportunity for renovation and value enhancement.

The property is accessed along the pavement, a tarmacadam path leads to a recessed entrance. Where a upvc door with obscure glazing panel opens to

Front Garden

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

Entrance Hallway

Textured ceiling, original coving and plaster arch, ceramic glazed tiled flooring, provision of power points.

Staircase leading to the first floor landing with understairs storage. A cupboard houses the electric consumer unit.

Lounge 16'11" + bay x 10'10" narrowing to 8'8"

(5.18 + bay x 3.31 narrowing to 2.66)

Walk in upvc double glazed bay window, provision of power points, textured ceiling, ceiling light point. The room centres on an open fire with a ceramic glazed tiled hearth and surround.

An obscure glazed window gives borrowed light to the entrance hallway.

From here a solid panel sliding door opens to a second reception room.



Second Reception Room 8'9" x 6'11" (2.67 x 2.11)

Textured ceiling, upvc double glazed window to the rear (lean-to). Provision of power points, wall light point.

Kitchen 14'5" x 8'0" (4.41 x 2.45)

Accessed via a six panelled door from the entrance hallway. Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the side aspect.

The kitchen is fitted with low level cupboard and drawer base units, heat resistant worksurface with wall mounted cupboards over. Space for a free standing electric cooker with extractor fan over. Space for under counter appliances and space for a tall fridge / freezer.



Ground Floor Bathroom 10'5" max x 7'8" (3.19 max x 2.36)

Smooth plastered ceiling, ceiling light point, obscure upvc double glazed window to the side aspect, wall mounted extractor fan, continuation of the ceramic glazed tiled flooring from the kitchen. Fitted with a four piece suite comprising pedestal wash hand basin, close coupled wc, large corner bath with an electric shower over.



Lean To

Fitted with a polycarbonate roof, ceramic glazed tiled flooring, provision of power points. Space and plumbing for an automatic washing machine, space for a tumble dryer. A upvc door with adjacent window gives access to the rear garden.

First Floor

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

All doors are of a four panel design.

Bedroom 1 12'11" x 11'11" + bay (3.96 x 3.64 + bay)

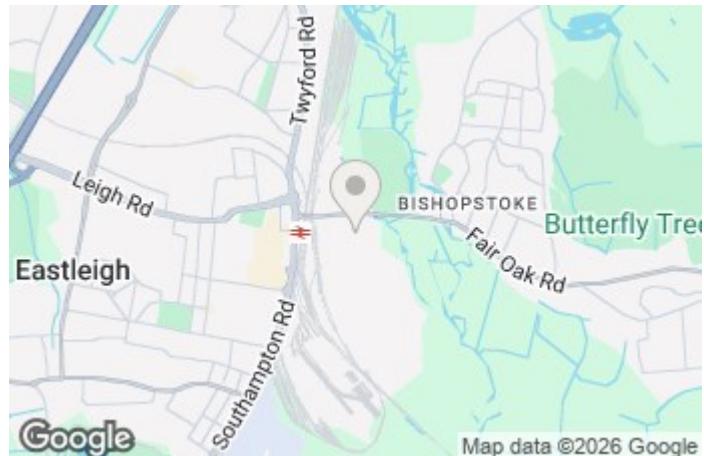
Upvc double glazed bay window, provision of power points, useful storage making use of the chimney breast recess.



Bedroom 2 12'0" x 7'6" (3.66 x 2.29)

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, laminate floor covering. A cupboard is built into one side of the chimney breast recess.

Please be advised this property has spray foam insulation within the loft, this can make it problematical to obtain mortgage finance.



Bedroom 3 13'4" x 7'11" (4.08 x 2.42)

Textured ceiling, ceiling light point, upvc double glazed window to the side aspect, provision of power points. A cupboard houses an insulated hot water cylinder.

Rear Garden

Stepping out to the rear garden. The garden is enclosed by timber fencing, a pedestrian gate gives access to a rear path and laid to hard landscaping for ease of maintenance.



Agents Note

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	