



3,, Marathon Place, Eastleigh, SO50 8PX
£300,000

A well-presented three-bedroom mid-terrace home, set within a row of similar properties. This welcoming home offers a spacious kitchen-diner, perfect for family living and entertaining, along with a separate, comfortable lounge.

All three bedrooms are generously sized and are served by a modern shower room. To the rear, the property benefits from an enclosed garden, ideal for outdoor relaxation and privacy.

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

David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29



These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.

A 3 bedroom terraced property well presented throughout.

The property is accessed from the road via a dropped kerb onto a block paved driveway. A couple of steps up leads to a composite door with obscure glazing and chrome door furniture opening to

Garage Conversion / Utilit Area 6'9" x 6'9" (2.07 x 2.08)

Accessed by a upvc obscure glazed door with adjacent obscure glazed window. Provision of power points, lighting and water supply.

Useful eaves storage. Electric consumer unit is located here.

Kitchen / Diner 17'0" x 7'9" (5.19 x 2.37)

The kitchen is fitted with a range of low level light wood effected fronted cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset circular sink unit with drainer and a mono bloc mixer tap over, space for a free standing cooker (both gas and electric point), space for dishwasher. Space for a mid height fridge / freezer.

Smooth plastered ceiling, two ceiling light points, wall light point, double panel radiator, natural light is provided by upvc double glazed window to the front aspect, upvc double glazed window overlooking the utility / store area. 'Karndean' style floor covering. Ceramic glazed splashback tiling, stainless steel 'AEG' chimney style extractor fan.

Wall mounted 'Ideal' boiler.



Lounge 17'0" x 11'7" (5.20 x 3.55)

Smooth plastered ceiling, coving, two ceiling light points, upvc double glazed window overlooking the rear garden, and upvc patio doors giving direct access to the garden with adjacent full height windows. Provision of power points, television. The room centres on a gas coal effect fire.

Staircase leading to the first floor landing.



First Floor

The landing is accessed by a straight flight staircase from the lounge. Smooth plastered ceiling, ceiling light point, power point.

All doors are of a six panel design.

Bedroom 1 9'10" x 9'3" (3.0 x 2.82)

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



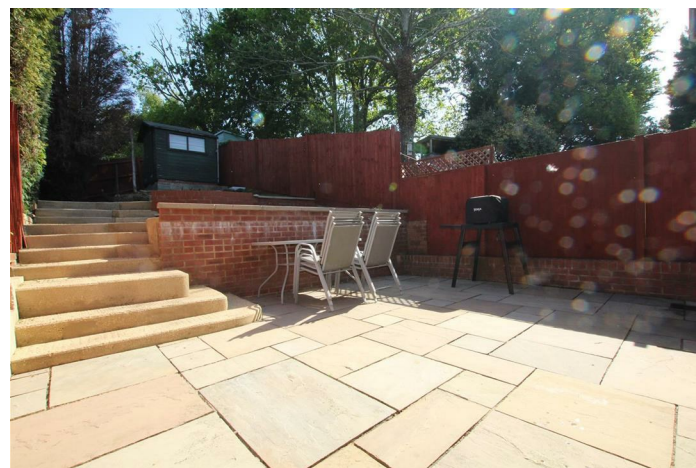
Bedroom 2 9'11" x 6'4" (3.03 x 1.95)

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

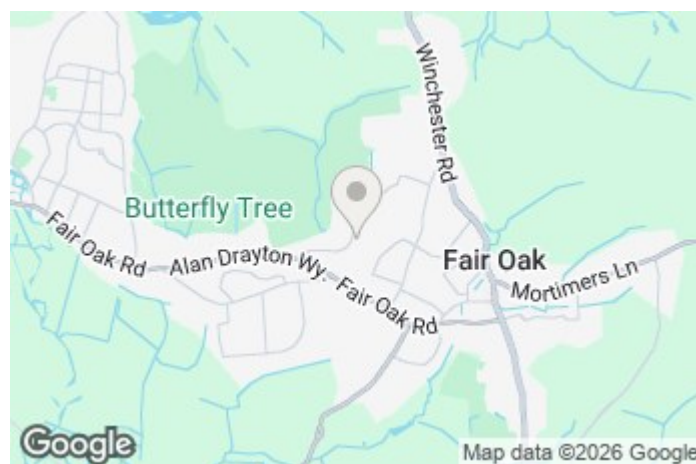


Bedroom 3 10'5" x 6'11" (3.20 x 2.13)

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



Council Tax Band C



Family Shower Room 7'6" x 5'7" (2.30 x 1.71)

Smooth plastered ceiling, four downlighters (one incorporating an extractor fan), obscure upvc double glazed window to the front aspect, chrome heated towel rail. Wash hand basin set within a vanity unit with storage below, corner shower enclosure with glass and chrome sliding door and thermostatic shower within. Concealed cistern WC with dual push flush. Ceramic glazed tiled walls and flooring.

A six panel door opens to an airing cupboard housing an insulated hot water cylinder with slatted linen shelving over and the shower pump.



Rear Garden

Stepping out from the patio doors on to an area laid to patio providing a very pleasant seating area. A couple of steps up leads to a further tiered area laid to slate chippings. The garden is then principally laid to lawn with mature shrub beds. To the rear boundary is a timber constructed shed.

The garden is enclosed by timber panel fencing.



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		64	
(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	