



215, Market Street, Eastleigh, SO50 5PZ
£270,000

A quite delightful town centre Victorian town house, modernised, but retaining many period features. The ground floor offers two separate reception rooms with double doors which can open up to create a through room & there are period fireplaces and a feature bay window to the front aspect. The fitted kitchen is complete with an antique cast iron range. The first floor has two good sized bedrooms both with original fireplaces and a bathroom with separate shower. Double glazed throughout, gas fired central heating.

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.

The property is accessed from the road along a clay tiled path to a recessed upvc double glazed door with obscure panelling opening onto

ENTRANCE HALLWAY

Smooth plastered ceiling, two ceiling spot lights, single panelled radiator, gas meter. Staircase leading to the first floor accommodation with useful storage cupboard below and benefits from a light point. Provision of power points.

LOUNGE 10'9" x 11'10" + walk in bay window (3.30 x 3.62 + walk in bay window)

Accessed from the entrance hallway by a six panelled door. Smooth plastered ceiling, ceiling light point, picture rail. Walk in upvc double glazed bay window. Single panelled radiator and a provision of power points. Virgin and television point, the room centres on an original cast iron fireplace with ceramic glazed tiled inserts with an Adam style mantle over.

DINING ROOM 12'11" x 8'9" (3.94 x 2.68)

Accessed from double opening doors from the lounge or accessed independently by a six panelled door from the entrance hallway. Smooth plastered ceiling, ceiling light point, picture rail, two wall light points, single panelled radiator. Set within the chimney breast recess is a built in storage cupboard and houses the electric meter and consumer unit/fuse board. Natural light is provided by a upvc double glazed window overlooking the rear garden.

KITCHEN 10'11" x 8'6" (3.34 x 2.60)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect, and an obscure upvc double glazed door gives direct access onto the rear garden. The kitchen is fitted with a range of well fitted light 'Beech' effect cupboard and drawer base units with a marble effect heat resistant worksurface over. Lamona four burner gas hob, an inset stainless steel extractor hood over and matching fan assisted oven. Stainless steel sink with a mono bloc mixer tap over. Space and plumbing for an automatic washing machine, space for a slimline dishwasher and space for a tall free standing fridge freezer.

FIRST FLOOR ACCOMMODATION

The landing is accessed by a straight flight staircase from the entrance hallway. The landing has a smooth plastered ceiling, ceiling light point, access to the roof void, double power point.

BEDROOM 1 12'11" x 11'11" (3.95 x 3.65)

A very well proportioned room with a smooth plastered ceiling, ceiling light point with coving, natural light is provided by two upvc double glazed windows to the front aspect. Single panelled radiator. To the chimney breast recess is a useful storage cupboard providing a good degree of storage. The room centres on an original cast iron fireplace with an Adams style mantle over.

BEDROOM 2 12'11" x 7'6" + recess (3.96 x 2.29 + recess)

Smooth plastered ceiling with coving, ceiling light point. Upvc double glazed window to the rear aspect, provision of power points, single panelled radiator. A built in cupboard to one side of the chimney breast. The room centres on an original cast iron fireplace with an Adam style mantle over.

BATHROOM 9'8" x 8'5" (2.97 x 2.58)

Fitted with a four piece white suite comprising pedestal wash hand basin, low level wc, panelled bath and a single shower cubicle. Smooth plastered ceiling, two ceiling light points, upvc obscure glazed window to the side aspect and a linoleum floor covering. Half height ceramic glazed tiled walls and tiled to full height within the shower. A door opens housing a Worcester Bosch combination boiler.

EXTERNALLY

TO THE FRONT

Is enclosed by a low level brick wall to the front and to one side boundary, to the other side is wrought iron railings. The front garden is principally laid to shingle for ease of maintenance.

TO THE REAR

Stepping out from the kitchen door the garden is principally laid to lawn with shrub bed. To the rear boundary is a pedestrian gate giving access to a rear service road. Off road parking is available for a couple of vehicles.

Council Tax Band B





Ground Floor



1st Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrofix 60011

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	74 80
(81-91) B	
(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	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	63 74
(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