



51., Nutbeem Road, Eastleigh, SO50 5JP
£315,000

In the town centre, a turn of the century terraced home with gas central heating, double glazing, and a fully enclosed garden with off road parking. The accommodation, is arranged as lounge, 11'5" x 12'3" second reception room, fitted kitchen,, 3 bedrooms with family bathroom and benefits from a loft room.

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

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A tarmacadam path leads to a recessed composite front door with obscure glazed crescent window opening to

Entrance Hallway

Smooth plastered ceiling, ceiling light point, single panel radiator.

Staircase leading to the first floor landing.

Lounge 11'9" x 12'11" into bay (3.59 x 3.96 into bay)

Smooth plastered ceiling, ceiling light point, walk in upvc double glazed bay window, double panel radiator, provision of power points, television, Virgin point. The room centres on an electric fire with marble hearth and surround and 'Adam' style mantle over.



Dining Room 11'5" x 12'3" (3.48m x 3.73m)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, double panel radiator. The room centres on an electric fire with marble surround and hearth with an 'Adam' style mantle. A large opening leads through to the kitchen.

A two panel door opens to an understairs storage cupboard housing the electric consumer unit, and utility meters.



Kitchen 13'6" x 8'10" (4.13 x 2.70)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steels sink unit with drainer and a mono bloc mixer tap, space for a free standing cooker, space and plumbing for an automatic washing

machine, space for an undercounter tumble dryer and space for a tall fridge / freezer. 'Zanussi' chimney style extractor hood over. Ceramic glazed splashback tiling.

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect, upvc door with obscure glazing giving access onto the rear garden. Double panel radiator, linoleum floor covering.



First Floor

The landing is accessed via a straight flight staircase from the entrance hallway, with two ceiling light points, part coving, provision of power points.

All doors are of a six panel design.

Bedroom 1 15'3" x 11'1" (4.65 x 3.39)

Textured ceiling with coving, ceiling light room, 3 double glazed windows to the front aspect, double panel radiator, provision of power points.



Bedroom 2 11'8" x 9'3" (3.57 x 2.82)

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



Bedroom 3 9'6" x 6'0" (2.92 x 1.84)

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



Family Bathroom 9'1" x 4'0" (2.77 x 1.24)

Fitted with a three piece suite comprising pedestal wash hand basin, low level wc, panelled bath with 'Myra' electric shower over, ceramic glazed tiled walls, built in cupboard, housing a 'Valiant' combination boiler and insulated hot water cylinder.

Textured ceiling, coving, ceiling light point, obscure upvc double glazed window to the rear aspect, single panel radiator, linoleum floor covering.



Loft Room 13'4" x 8'4" (4.07 x 2.55)

Accessed via a solid panel door from the landing. Double glazed 2 'Velux' windows to the rear aspect, eaves storage, vaulted ceiling with a ceiling light point.



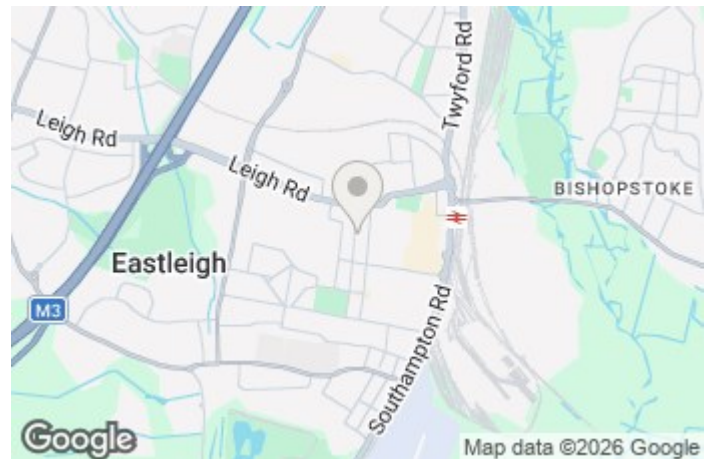
Rear Garden

The garden is principally laid to shingle for ease of maintenance. A path leads down one side to an area of decking.

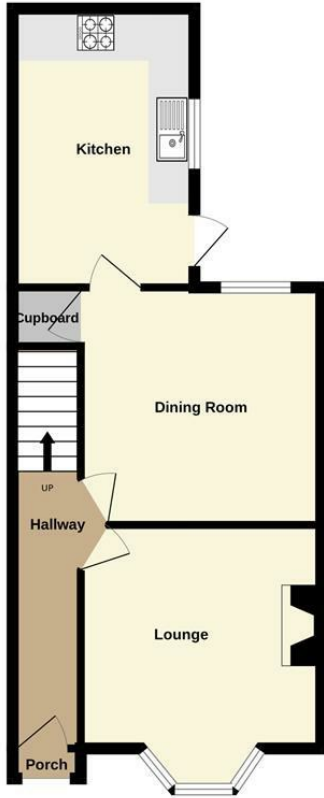
A pedestrian gate gives access to off road parking for a couple of vehicles.



Council Tax Band B



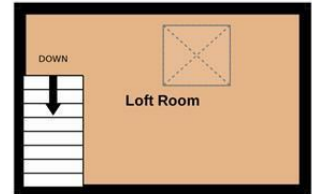
Ground Floor



1st Floor



2nd Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency 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	
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