



## 13, Marathon Place, Eastleigh, SO50 8PX

### £260,000

A 2 bedroom terraced house with the addition of a conservatory and with a good sized rear garden with mature trees providing a pleasant backdrop. Parking is allocated to the properties. The accommodation is arranged as entrance porch, hall, a good sized kitchen, lounge with glazed doors to the conservatory, and a white bathroom. Gas central heating is installed and double glazing.

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

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The property is accessed along a paved path to a composite door with obscure glazing opens to an entrance porch. Clay tiled floor, smooth plastered ceiling.

From here a part glazed door opens to

### Front Garden

The front garden is principally laid to lawn with shrub bed to one side. Outside cold water tap.

### Entrance Hallway

Textured ceiling with coving, ceiling light point, laminate floor covering, single panel radiator.

Staircase leading to the first floor landing with useful understairs storage cupboard.

### Kitchen 8'10" x 6'0" (2.71 x 1.83)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant work surface with an inset stainless steel sink unit with drainer and a mono bloc mixer tap. Four burner gas hob, 'Hotpoint' fan assisted oven, stainless steel chimney style extractor hood. Space for a tall standing fridge / freezer, space and plumbing for an automatic washing machine.

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, ceramic glazed tiled flooring.



### Rear Garden

Stepping out onto an area laid to patio providing a pleasant seating area. The garden is enclosed by timber panel fencing and laid to lawn with a further area of patio to the rear boundary.

### First Floor

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

All doors are of a solid panel design.

### Master Bedroom 12'1" x 9'1" (3.70 x 2.78)

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



### Bedroom 2 8'5" x 7'1" (2.57 x 2.18)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points. The room benefits from a couple of storage cupboards providing hanging rail. A second cupboard over the stair recess houses an insulated hot water cylinder with slatted linen shelving.



### Lounge 13'9" x 12'1" (4.20 x 3.70)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, and a part glazed door. Continuation of laminate floor covering from the entrance hallway. Provision of power points and a television point. The room centres on an open fire with an 'Adam' style mantle over.

### Conservatory 11'2" x 9'8" (3.42 x 2.95)

Constructed of solid panel walls with obscure double glazing over, a upvc door gives access onto the rear garden.

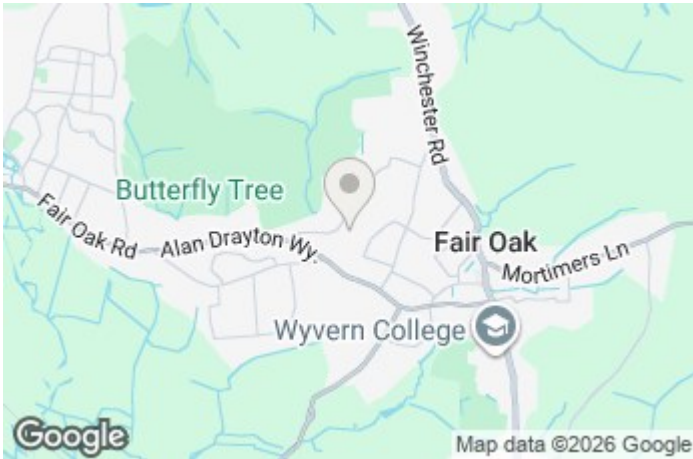


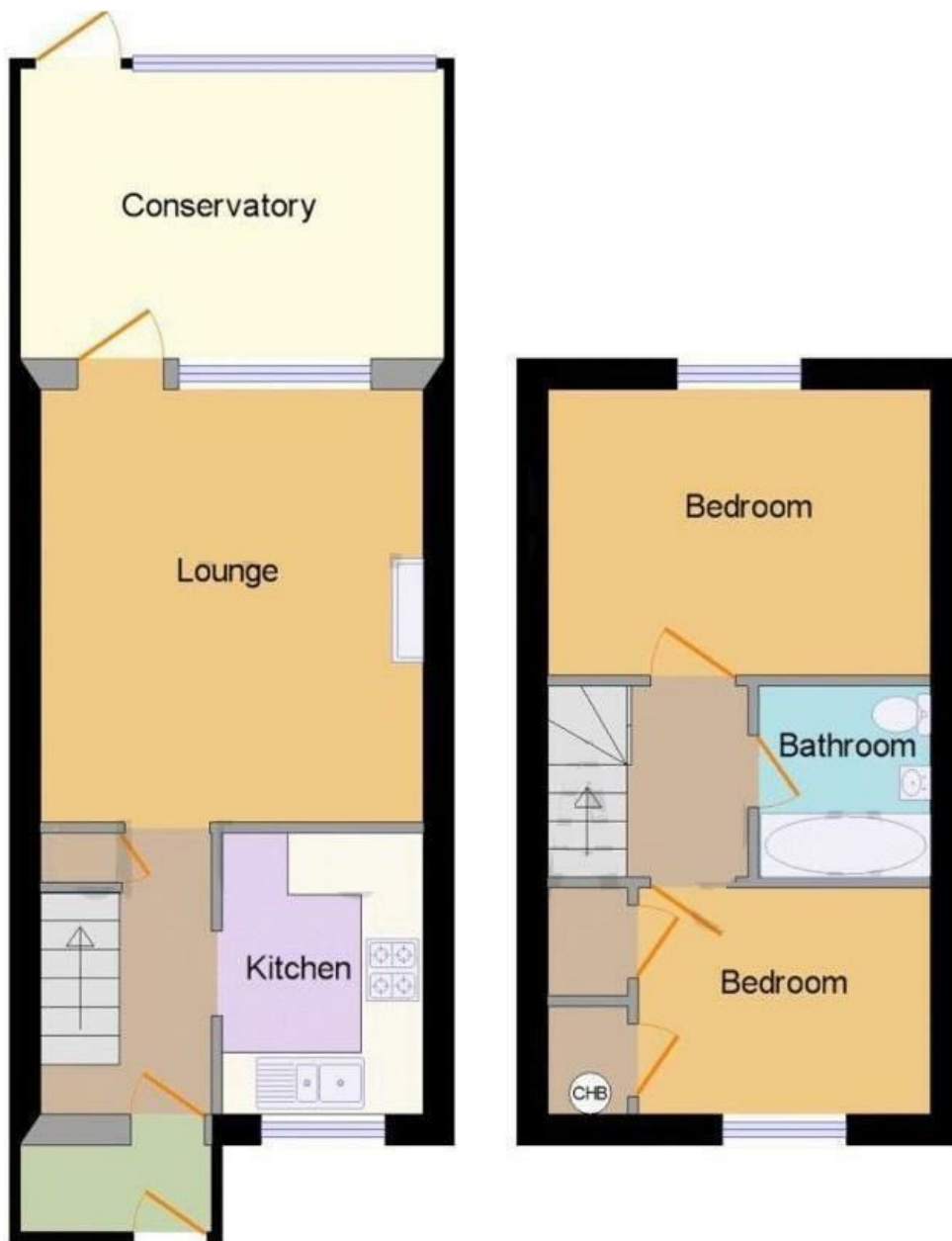
**Bathroom 6'1" x 6'0" (1.87 x 1.85)**

Textured ceiling, ceiling light point, wall mounted extractor fan. Single panel radiator, linoleum floor covering. Fitted with a three piece white suite comprising wash hand basin set within a vanity unit, close coupled wc with dual push flush. Panelled bath with an electric shower within.



**Council Tax Band B**





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		73	79
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	