



Hamilton Road, Bishopstoke, Hampshire, SO50 6AL

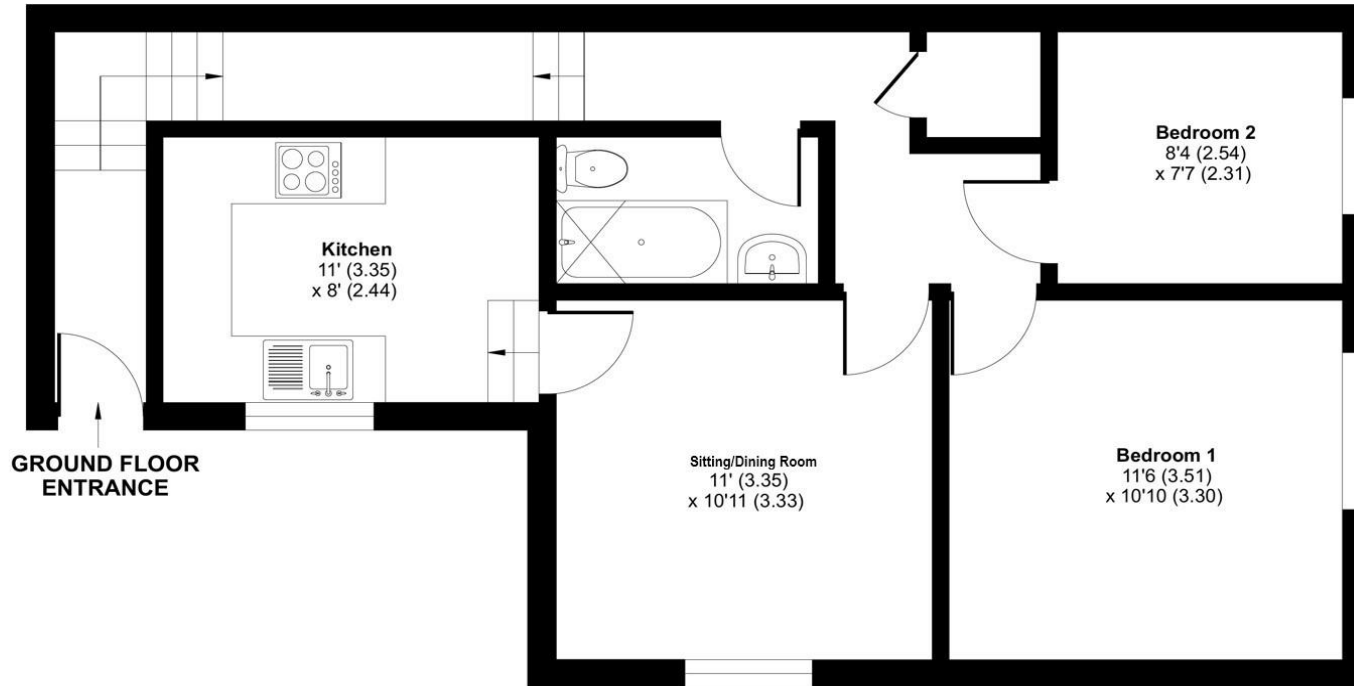


## ACCOMMODATION

Offered with no forward chain is this spacious and well-proportioned two-bedroom first floor maisonette, situated centrally within the sought-after village of Bishopstoke, ideal for a first-time buyer or as an investment property. The accommodation includes a private entrance with an entrance hall leading to all the accommodation on offer. A separate spacious sitting/dining room leads to a traditional kitchen with an array of wall and base units. The accommodation continues to delight with a modern fitted bathroom that serves the two bedrooms. Continuing outside is the resident parking for one car and outside space. This property is only available to cash buyers to the length of lease remaining.

Approximate Area = 599 sq ft / 55.6 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F	24	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1042506



### SITUATION

Bishopstoke is located on the east bank of the River Itchen and is about one mile from Eastleigh. It has a primary school, post office, local shops and woodlands. Eastleigh has a good range of shops as well as leisure and entertainment facilities and is ideally located to provide convenient access to Winchester and Southampton which have a more comprehensive range of shops. Eastleigh railway station gives access to London Waterloo, Winchester and Southampton. Southampton Airport and Parkway are nearby.



#### **SPECIFICATION**

- Central Bishopstoke location
- Offered with no forward chain
- Walking distance to local amenities
- Private entrance
- Off-road residents parking

#### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band: A

#### **GUIDE PRICE**

Asking Price £135,000

#### **TENURE**

Tenure: Leasehold

Unexpired Years: 66

Annual Ground Rent: £25

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service Charge: n/a

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.