



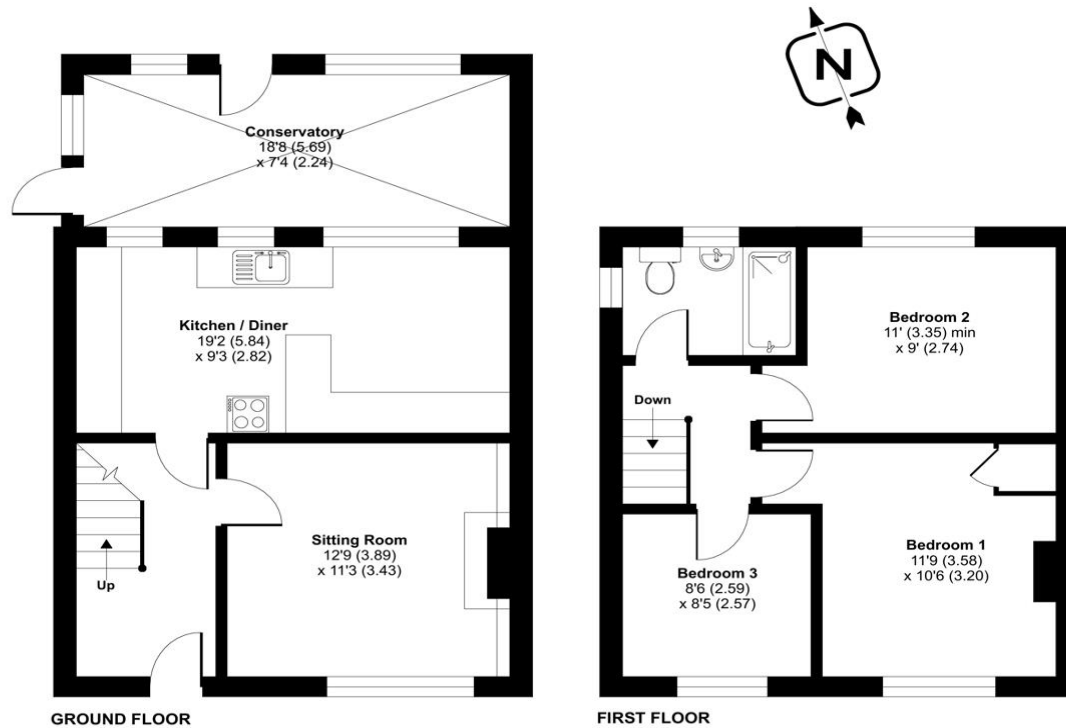


## ACCOMMODATION

Within the residential neighbourhood of Bishopstoke, this three-bedroom semi-detached home offers fantastic accommodation with vast scope for modernisation. Externally, the house boasts an attractive curb appeal with a well-maintained front garden and a private driveway, providing convenient off-road parking. Upon entering, the interior unfolds into a well-proportioned layout; the living spaces are illuminated by natural light, creating a bright and inviting atmosphere. The kitchen/dining room, a focal point of the home, provides an ideal social space with room for a dining table. The kitchen leads to the conservatory, which spans the rear of the home, overlooking the garden. Upstairs, there are three bedrooms and a well-appointed family bathroom. The rear of the home leads to a large private garden, offering an outdoor retreat. The garden space is adaptable, providing an opportunity for personalisation and outdoor enjoyment. With amenities such as local schools, parks, and shops in close proximity, the property is conveniently situated for a family-oriented lifestyle. Bishopstoke offers a residential setting while maintaining accessibility to essential services and transportation.

Approximate Area = 970 sq ft / 90.1 sq m

For identification only - Not to scale



| Energy Efficiency Rating                    |   | Current                    | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs |   |                            |           |
| (92+)                                       | A |                            |           |
| (81-91)                                     | B |                            | 86        |
| (69-80)                                     | C |                            |           |
| (55-68)                                     | D | 61                         |           |
| (39-54)                                     | E |                            |           |
| (21-38)                                     | F |                            |           |
| (1-20)                                      | G |                            |           |
| Not energy efficient - higher running costs |   |                            |           |
| England, Scotland & Wales                   |   | EU Directive<br>2002/91/EC |           |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1110017



## SITUATION

Set within the quiet area of Bishopstoke, a village on the eastern bank of the River Itchen, set within a short distance of Fair Oak village, and just a short scenic drive to the historic city of Winchester. The town of Eastleigh is only a few minutes' drive with its many amenities including a comprehensive shopping centre, multi screen cinema, and mainline railway station for links to London Waterloo. The vibrant city of Southampton, along with the M27 and M3 motorways are also just a short drive away. Bishopstoke has primary and junior schools, with Wyvern college/secondary school based at Fair Oak, where there is also a post office, and a number of shops, pubs and restaurants. The beautiful woodlands of Stoke Park and beyond are right on the doorstep and provide numerous footpaths and bridleways.



#### **SPECIFICATION**

- Three-bedroom semi-detached home
- Driveway parking for two vehicles
- Scope to extend (STPP)
- Large enclosed rear garden
- Fantastic residential location
- Ideal first-time buy or investment purchase

#### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band: C

#### **GUIDE PRICE**

£280,000

#### **TENURE**

Freehold

#### **SERVICES**

Mains Water, Electricity, Gas and Drainage