





# 7 Beaver Drive, Bishopstoke, Eastleigh, Hampshire, SO50 8NA

## Offers Over £270,000

Stanford Estate Agents are delighted to present this SPACIOUS THREE BEDROOM SEMI DETACHED house in the desirable location of Bishopstoke. Boasting a 23ft Sitting/Dining Room, 9ft Kitchen, 11ft Master Bedroom, lovely Rear Garden, Garage & Driveway Parking. Offered With No Forward Chain.

### Entrance Hall

Textured ceiling, radiator, double glazed door to front aspect, stairs to first floor landing, door leading to the Sitting/Dining Room.

### Sitting/Dining Room 23'0 x 13'5 max

Textured ceiling, triple glazed window to front aspect, two radiators, door leading to the Kitchen.

### Kitchen 9'0 x 7'8

Textured ceiling, double glazed window and double glazed UPVC door leading to the Rear Garden, tiling to principal areas, fitted with a range of wall and base level units, rolled edge worksurfaces, one and half bowl sink and drainer unit with mixer tap, gas cooker, fridge and washing machine, under stairs storage cupboard and radiator.

### First Floor Landing

Textured ceiling, double glazed window to side aspect, doors to Bedrooms, Bathroom and Cloakroom.

### Master Bedroom 11'5 x 8'4

Textured ceiling, triple glazed window to front aspect, radiator, excellent range of built-in wardrobes and storage.

### Bedroom Two 9'9 x 8'1

Textured and coved ceiling, triple glazed window to rear aspect, radiator, built in wardrobes and storage.

### Bedroom Three 8'6 x 7'11

Textured and coved ceiling, triple glazed window to front aspect and radiator.

### Bathroom

Textured ceiling, double glazed obscure window to rear aspect, fully tiled walls, chrome heated towel radiator, suite comprising panel enclose bath with fitted shower over, vanity wash hand basin unit and tiled flooring.

### Cloakroom

Textured ceiling, double glazed obscure window to rear aspect, tiling principal areas, radiator and level WC.

### Front Garden

Laid to lawn with mature shrub borders and a concrete driveway providing ample off road parking.

### Single Garage

Single Garage with an up and over door, has power and lighting connected and a personal door into the garden.

### Rear Garden

Enclosed and laid to lawn with mature plant and shrub borders, there is a patio seating area, pedestrian gated side access and personal door leading into the Garage.

### SELLERS INFORMATION

The triple glazing was installed in 2017 and still under guarantee. The soffits, barge boards and guttering have been recently replaced.

### OTHER INFORMATION

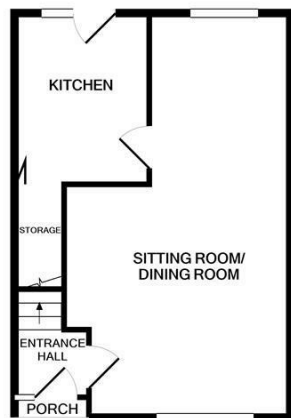
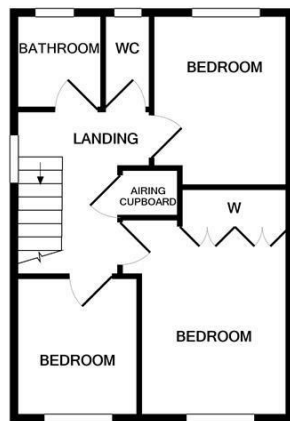
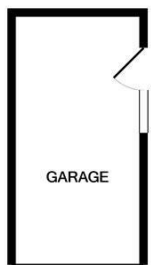
LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: C

SELLERS POSITION: No Forward Chain

INFANT/JUNIOR SCHOOL: Stoke Park Infant/Junior School

SECONDARY SCHOOL: Wyvern Technology College

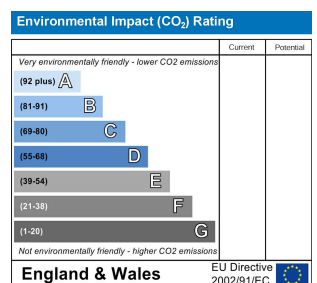
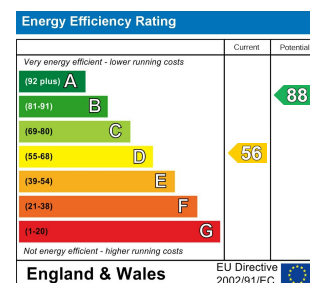


GROUND FLOOR

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.  
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Tel: 023 8064 7272  
Email: eastleigh@stanfordestateagents.co.uk  
Address: 23High Street, Eastleigh, SO50 5LF



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