



St Austell Close - £300,000

Stanford
Est 2005



6 St Austell Close, Bishopstoke, EASTLEIGH, Hampshire, SO50 6GQ

£300,000

Stanford Estate Agents are pleased to offer this conveniently situated, three bedroom, semi detached home located in a small cul-de-sac in Bishopstoke. The property is being offered with no forward chain, a private rear garden backing onto allotments and great space throughout.

Accommodation on the ground floor is offered in the form of a large living room with neutral décor and stairs to the first floor within. To the rear is a large, kitchen/breakfast room with a door to the rear garden. The first floor has three good sized bedrooms all serviced via a modern, three piece family bathroom.

Externally, the property has a front garden made up of mostly lawn and secured via a wooden, low level fence and pedestrian gate. The rear garden is a great size and backs onto allotments offering a fantastic degree of privacy. The garden also houses a purpose built out-building that is perfect for a home office but is currently used as a bar. Rear access is available via a side gate and the rear garden is fully secure.

Bishopstoke is small village and civil parish in the borough of Eastleigh. It is wonderfully positioned on the Itchen navigation between Winchester and Southampton. It offers an array of sought after amenities such as post offices, dentists, doctors and bus routes. Eastleigh town centre is a short distance away providing further amenities as well as other travel essentials in the form of a mainline train station and Southampton airport. Stoke Park woods is a favourable spot for families and dog walkers alike and consists of 512 acres of woodland walks that are enjoyed by those near and far.

Further Information:

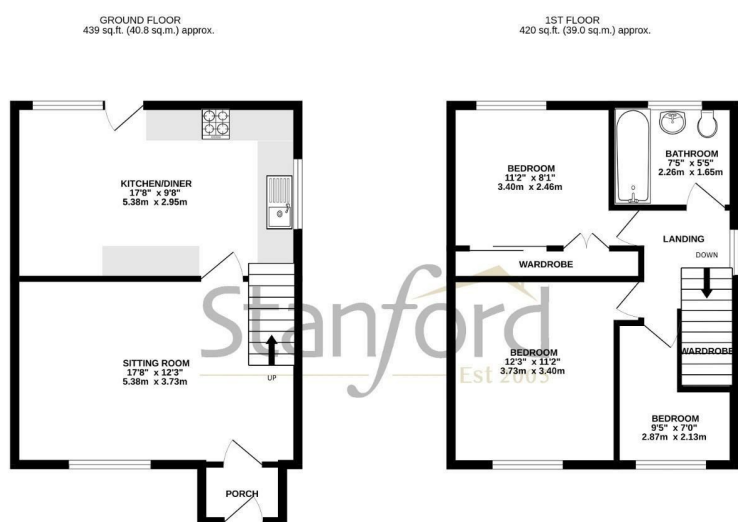
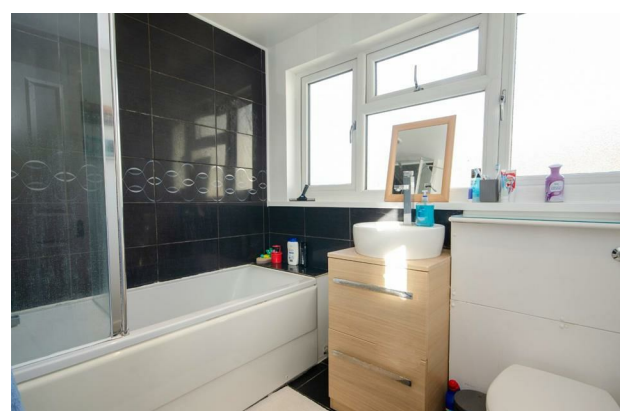
Local Council: Eastleigh Borough Council

Council Tax Band: C

Local Primary School: Stoke Park Infants & Juniors

Local Secondary School: Wyvern College

Sellers Position: No Forward Chain



TOTAL FLOOR AREA: 859 sq.ft. (79.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contained terms, measurements of items, fixtures, fittings 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
(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
(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 CO₂ emissions

England & Wales EU Directive 2002/91/EC



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

