

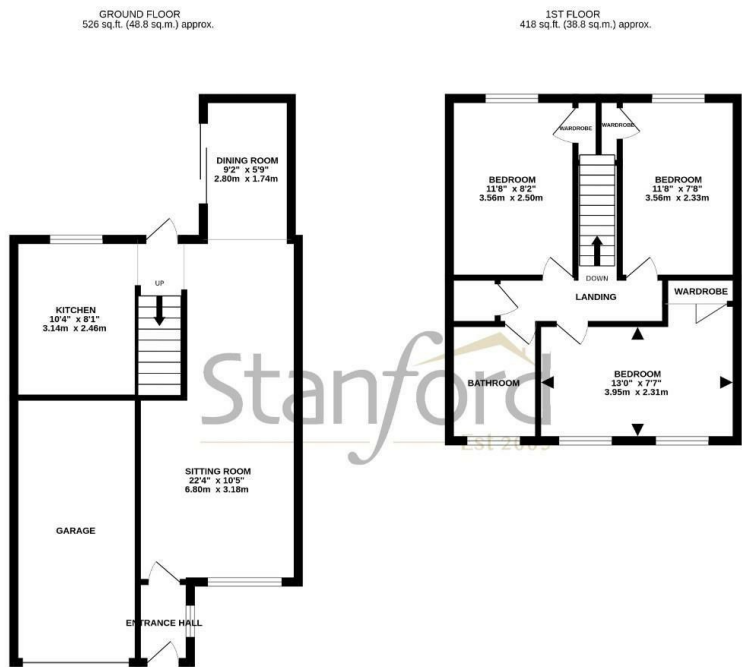


63 Itchen Avenue, Bishopstoke, EASTLEIGH, Hampshire, SO50 8JW

Asking Price £325,000

Stanford Estate Agents are delighted to offer this extended, three bedroom, semi detached home with no forward chain. Located in the sought after location of Bishopstoke with an extended dining room, garage and three double bedrooms this property makes an ideal first family home.

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TOTAL FLOOR AREA: 943 sq. ft. (87.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan for illustrative purposes only and should be used as a guide only. Prospective purchasers: The contents, condition and appearance shown here are not to be taken as a guarantee as to their quantity or efficiency can be given.
 Made with Housify 10/2021



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	EU Directive 2002/91/EC

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

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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

