



Oak Coppice Close - £300,000

Stanford  
Est 2005





# 25 Oak Coppice Close, Bishopstoke, EASTLEIGH, Hampshire, SO50 8PH

Offers In Excess Of

£300,000

Stanford Estate Agents are pleased to bring to the market this well presented and extended, three bedroom, end of terrace home in Bishopstoke. The property benefits from off road parking, garage and a landscaped garden.

Accommodation on the ground floor consists of an entrance porch with a useful storage cupboard, fitted kitchen with a range of wall and base units with space for free standing appliances, a spacious lounge with French doors to the rear garden and a separate dining room offering another set of French doors to the rear garden as well as an integral door to the garage. The first floor has three good sized bedrooms that are all serviced via modern family bathroom.

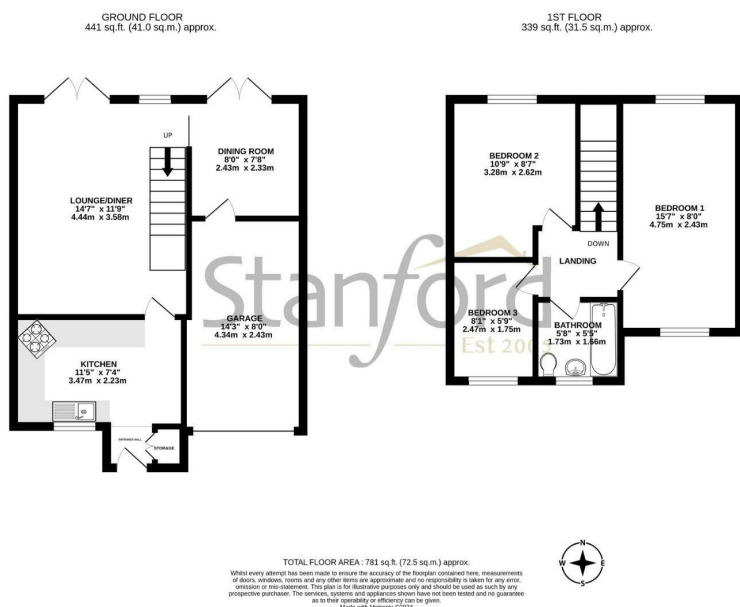
Externally the property has off road parking to the front via a paved driveway that leads to the garage. The garage is accessed via an up and over door. The front garden is mostly laid to lawn with shrub borders. The rear garden has been well maintained and landscaped via the current owners with an array of planted and wildflowers. The garden is fully secure and has rear access via a pedestrian gate.

## Further Information:

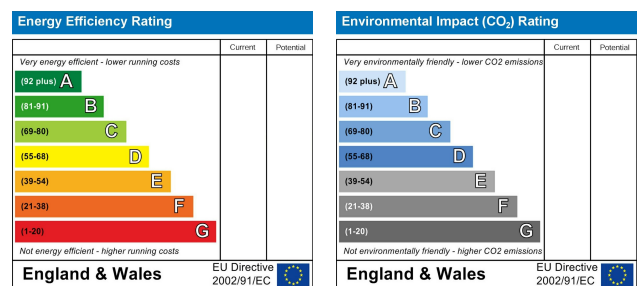
- Local Council: Eastleigh Borough Council
- Council Tax Band: C
- EPC Rating: TBC - Ordered
- Local Primary School: Stoke Park Infant & Junior School
- Local Secondary School: Wyvern College
- Windows: Double Glazed
- Heating: Gas Central Heating
- Parking: Driveway & Garage
- Sellers Situation: To Find On
- Viewing: By Appointment Only

## Local Information:

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.



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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

