



Stanford Estate Agents are pleased to present this lovely three bedroom extended semi-detached family home in a desirable cul-de-sac location in Bishopstoke. Boasting a 22ft open plan lounge/diner, a 17ft conservatory opening into a modern and stylish kitchen. An Internal Viewing is essential.

**Directions**

Accommodation on the ground floor comprises of an entrance porch through into a bright and airy 22ft open plan lounge/diner with a sliding door off the dining area into the conservatory. The conservatory is 17ft in width with dual aspect windows looking out onto the garden and two Velux windows in the roof. The fantastic kitchen is fitted with wall and base level units, built in double ovens, gas hob with extractor over, built in fridge/freezer and dishwasher, there is a half wall with counter space through into the conservatory,

The first floor gives space to three double bedrooms with built in wardrobes and all are serviced via the modern family bathroom comprising of a panel enclosed bath with shower over and glass folding screens, vanity wash hand basin with storage below and low level WC.

Externally the front is brick paved providing off road parking for two cars and leads to the garage accessed via a metal up and over door. The garage currently houses space for a washing machine and tumble dryer. The rear garden is enclosed by wood panel fencing and side gate with a patio seating area and small lawned area.

\* Solar panels on roof are subject to a 20 year lease agreement and will be transferred to the new owners \*

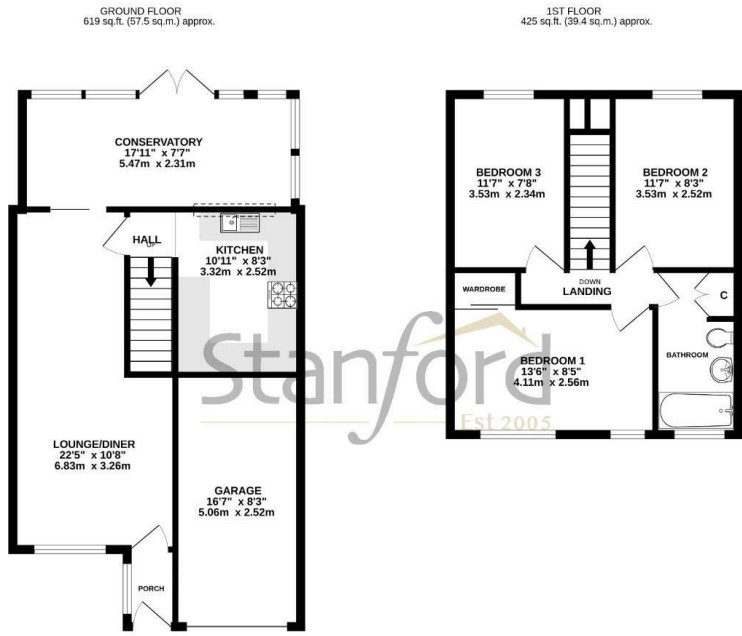
Viewing: By Appointment Only

**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.

**Further Information:**

- Local Council: Eastleigh Borough Council
- Council Tax Band: C
- EPC Rating: 71 - C
- Local Primary School: Stoke Park Infant & Junior School
- Local Secondary School: Wyvern College
- Windows: Double Glazed
- Heating: Gas Central Heating
- Parking: Garage & Driveway
- Utilities: Mains
- Broadband: See Ofcom Website -
- Phone Signal: See signalchecker.co.uk
- Sellers Position: Vendor Suited



TOTAL FLOOR AREA: 1043 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, masses 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 here are not intended and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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