







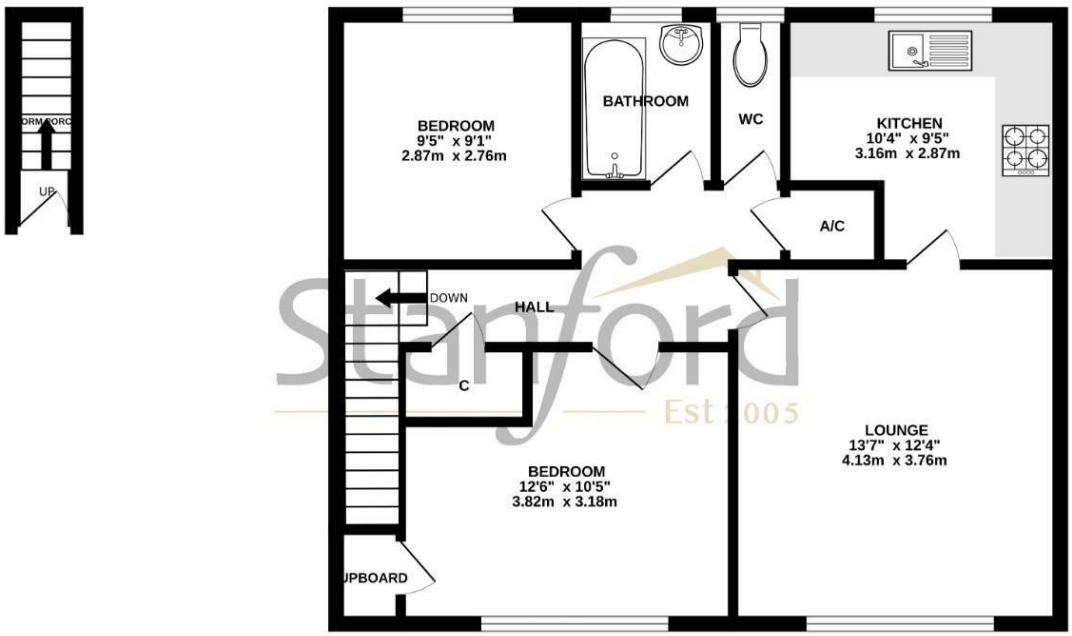




Lynx Close, SO50 8NY

Stanford
Est 2005

£175,000



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Stanford Estate Agents bring to the market with no forward chain this ideal first-time home located in a small cul de sac location of Bishopstoke. This desirable, first floor, two double bedroom maisonette has its own secure front garden and great space throughout.

Accommodation comprises of a large, lounge/diner spanning over 13ft x12ft with a double glazed window to the front aspect. A modern, fully fitted kitchen with a range of wall and base units, integrated oven and hob and further space for freestanding washing machine and fridge/freezer sits to the rear and located off the lounge/diner. Two bedrooms both capable of holding double beds and appropriate furniture provide sleeping arrangements with bedroom one benefitting from a large storage cupboard. All rooms are serviced via the two piece bathroom suite and useful separate WC room.

Externally the property has a small, secure front garden with patio path leading to the front door.

Further Information:
Local Council: Eastleigh Borough Council
Council Tax Band: B
EPC Rating: TBC
Local Primary School: Stoke Park Infant & Junior School
Local Secondary School: Wyvern
Construction Type: Brick
Windows: Double Glazed
Heating: Gas
Parking: On Street
Utilities: Mains
Broadband: See Ofcom Website -
Phone Signal: See signalchecker.co.uk
Sellers Position: No Forward Chain
Viewing: By Appointment Only

Social Media
Stanford Estate Agents promote all our property previews, updates and market information on both our Facebook and Instagram accounts. If your looking to see what is coming or keep up to date with the latest properties then follow and ensure you don't miss out!

Location:
Bishopstoke is a 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.

Disclaimer
Whilst believed to be accurate all details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate and should not be relied upon for furnishings.

Offer Check Procedure
If you are considering or are making an offer for this property, please make early contact with your local office to enable us to verify your buying position. Our sellers expect us to report on a buyer's position to proceed with accurate information before making a decision whenever we submit an offer. Proof of finances will be required and need to be verified before any property is removed from open marketing.

Anti-Money Laundering (AML) Compliance
In accordance with the Money Laundering Regulations 2017, Stanford Estate Agents is legally required to carry out Anti-Money Laundering (AML) checks on all property buyers and sellers.
Please note these AML checks are conducted via a third party and the fee paid is strictly non-refundable. This includes all circumstances.
Buyers: Following acceptance of an offer on a property marketed by Stanford Estate Agents, an AML verification check will be required. A fee of £40 + VAT per applicant applies.
Sellers: Upon instructing Stanford Estate Agents to market your property, an AML verification check will