

£360,000

Old Bishopstoke SO50 6EL

THE BEST PLOT IN THE ROAD?! Ready for refurbishment this huge house has been extended already so has 'great bones'! After a long and happy association with the current family this home seeks new owners who can modernise to their own taste. Deceptively spacious the two main bedrooms are both huge, the garden can be split into many areas with outbuildings as required and the massive garage/workshop offers a World of possibilities! Pack your imagination and come with us on a TOUR TODAY!

- Four Double Bedrooms
- Two Receptions
- Massive Garage/Workshop
- Family Bathroom
- Attractive Front Garden
- Lots of Parking

As you walk in the front garden if you look to the left you can see 400 yards away Stoke park woods, an ancient woodland with loads of bird life and deer. The river Itchen is a chalk river which salmon migration takes place and water cress grows further upstream. The river splits in more than six places providing lots of country walks and fishing .The Anglers local pub is situated on the bank of the Itchen a five minute walk with St Mary's church 100 yards at the end of the road. Plenty of good schools in area and infants within walking distance.

To the front of the property there is an attractive walled garden, mainly laid to lawn with mature planting and shrubs. There is a driveway providing off road parking for several cars leading to a large garage/workshop. To the rear of the property there is a terraced large garden sub-divided into many areas and has a lot of potential to be a gardener's paradise.

Having been heavily extended this property provides very spacious accommodation. Modernisation is required here so this is a blank canvass on which you can make your own mark. In the kitchen for instance you may feel the size is sufficient, or if you want to extend you could do so either into the dining room to the right, or the garage to the left, or both! Upstairs the Master Bedroom is huge and benefits from an en suite. Similarly the second bedroom is very large and is currently arranged with a sitting room space leading onto the bed area. This house has so much potential to unlock so you will need to come and see for yourself!

Main Reception/Dining Room - 21' 6" x 10' 9" (6.56m x 3.28m)

Front Reception - 12' 0" x 11' 7" (3.66m x 3.52m)

Country Kitchen - 18' 0" x 7' 2" (5.49m x 2.19m)

Master Bedroom (including en suite) - 17' 11" x 14' 10" (5.46m x 4.52m)

Bedroom Two - 21' 5" x 9' 9" (6.54m x 2.96m)

Bedroom Three - 11' 7" x 12' 1" (3.53m x 3.68m)

Bedroom Four - 13' 0" x 8' 4" (3.95m x 2.53m)

Energy Performance Certificate HM Government

30, Longmead Avenue, EASTLEIGH, SO50 6EL

Dwelling type: Semi-detached house Reference number: 8574-7328-0500-1575-8992

Date of assessment: 15 August 2014 Type of assessment: RdSAP, existing dwelling

Date of certificate: 15 August 2014 Total floor area: 115 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,642

Over 3 years you could save: £ 1,230

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|-----------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 270 over 3 years | £ 195 over 3 years | |
| Heating | £ 2,922 over 3 years | £ 1,962 over 3 years | |
| Hot Water | £ 450 over 3 years | £ 265 over 3 years | |
| Totals | £ 3,642 | £ 2,412 | £ 1,230 over 3 years |

These figures show how much the average household would spend on this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

| Top actions you can take to save money and make your home more efficient | | | |
|--|-----------------|------------------------------|---------------------------|
| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
| 1 Floor insulation | £800 - £1,200 | £ 283 | |
| 2 Draught proofing | £80 - £120 | £ 109 | |
| 3 Low energy lighting for all fixed outlets | £35 | £ 64 | |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energyguidance or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2017



Charles Carr would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position for you.

Bitterne (Flagship)
5 West End Road . Southampton . SO18 6TE
☎ 023 8043 9121 ✉ sales@charlescarrproperty.co.uk

Bitterne Precinct (Lettings)
367 Bitterne Road . Southampton . SO18 5RR
☎ 023 8083 9280 ✉ lettings@charlescarrproperty.co.uk

Eastleigh (Sales)
23 High Street . Eastleigh . SO50 5LF
☎ 023 8043 9121 ✉ sales@charlescarrproperty.co.uk

Woolston (Sales)
5 The Colonnade . Bridge Road . Southampton . SO18 6TE
☎ 023 8043 9121 ✉ sales@charlescarrproperty.co.uk

Longmead Avenue

Old Bishopstoke SO50 6EL