



**62, Mitre Copse, Bishopstoke, Eastleigh, SO50 8QE
Offers In Excess Of £450,000**

JUST REDUCED !!!! A nicely presented detached house with, considerable off road parking and a tandem length garage. The spacious and family sized accommodation provides 2 reception rooms, the lounge with doors to an all year conservatory, a modern kitchen, ground floor cloakroom, family bathroom and 3 double bedrooms, and a generous single. Occupying a pleasant location amongst similar quality homes, with amenities in Bishopstoke and just a five minute drive into Eastleigh itself, the area is served by well regarded schools.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed from the road via a dropped kerb onto a resin driveway providing off road parking for several vehicles.

The property is accessed via a composite door with glazed insert leaded lights and chrome door furniture opening onto.

Entrance Hallway

Textured ceiling with coving, ceiling light point, radiator, power point, wall mounted 'Honeywell' heating control thermostat.

Staircase leading to the first floor landing.

Lounge

Accessed via a pair of oak glazed doors

Kitchen 10'10" x 6'5" (3.31 x 1.98)

Accessed by an opening from the entrance hallway with a textured ceiling, ceiling light point, a dual aspect room with natural light provided by a upvc double glazed window to the front and side aspects, single panel radiator.

Fitted with a range of white gloss fronted low level cupboard and drawer base units, heat resistant worksurface with an inset ceramic glazed sink with drainer and a mono block mixer tap over, range of matching wall mounted cupboards over. Four burner 'Zanussi' gas hob, matching fan assisted oven, stainless steel extractor fan. Space and plumbing for an automatic washing machine, and space for further appliance ie dishwasher. Integrated undercounter fridge, and separate freezer. Ceramic glazed splashback tiling with mosaic boarder over



Cloakroom

Fitted with a two piece suite comprising wall mounted wash hand basin, close coupled wc with dual push flush.

Textured ceiling, ceiling light point, obscure upvc double glazed window to the side aspect and a chrome heated towel rail.

Lounge 18'10" x 12'4" (5.76 x 3.78)

A very nicely proportioned room. Textured ceiling with coving, two ceiling light points, double and single panel radiator(s), provision of power points, television, telephone and Sky point. Natural light provided by a upvc double glazed patio doors with adjacent windows overlooking the conservatory.



Dining Room 10'1" x 8'10" (3.08 x 2.70)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, single panel radiator and a provision of power points.



Conservatory 17'8" x 12'2" (5.41 x 3.73)

Constructed of low level brick wall with upvc double glazed windows over, polycarbonate roof, ceramic glazed tiled flooring, electric 'Dimplex' panel heater, provision of power points and television point. Two wall light points, ceiling light point with fan. The room centres on a multi fuel stove with slate hearth and back.

Direct access to the garden via a pair of upvc double glazed patio doors.



First Floor

The landing is accessed by a turning staircase from the entrance hallway. Natural light is provided by a upvc double glazed window to the side aspect. The landing has a textured ceiling, ceiling light point, access to the roof void. A door opens to a large storage cupboard providing slatted linen shelving and storage.

All internal doors are of a six panel design.

Bedroom 1 14'10" x 10'3" (4.54 x 3.13)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points and a television point.



Bedroom 2 10'2" x 8'4" (3.10 x 2.56)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points.



Bedroom 3 8'7" x 9'7" (2.62 x 2.94)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator and a provision of power points.



Bedroom 4 10'0" x 6'9" (3.06 x 2.06)

A generously proportioned single room with a textured ceiling, coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points and a television point.



Family Bathroom 6'9" x 6'4" (2.08 x 1.95)

Textured ceiling, ceiling light point, extractor fan, obscure upvc double glazed window to the side aspect, ceramic glazed tiled

flooring and a single panel radiator.

The bathroom is fitted with a three piece white suite comprising wash hand basin set within a vanity unit with useful storage below, close coupled wc with dual flush, 'P' shaped bath with glass and chrome shower scree and 'Aqualisa' shower within. Tiled to full height in a ceramic glazed tile.



To the front

External utility meters, cold water tap.

Rear Garden

Stepping out onto an area laid to patio providing a very pleasant seating area, and returns to the side of the property to a pedestrian gate giving access to the front garden and driveway.

The garden opens out onto an area laid to lawn with mature shrub beds to the side and rear boundary. A second area of raised patio and gives access to a summer house.



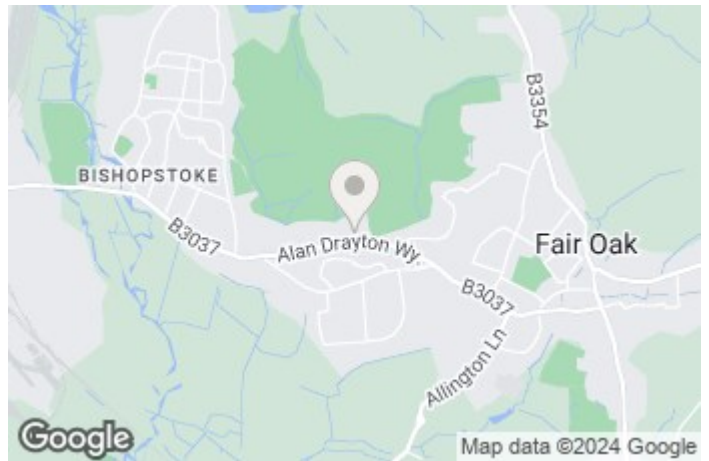
Summer House 9'7" x 7'9" (2.93 x 2.37)

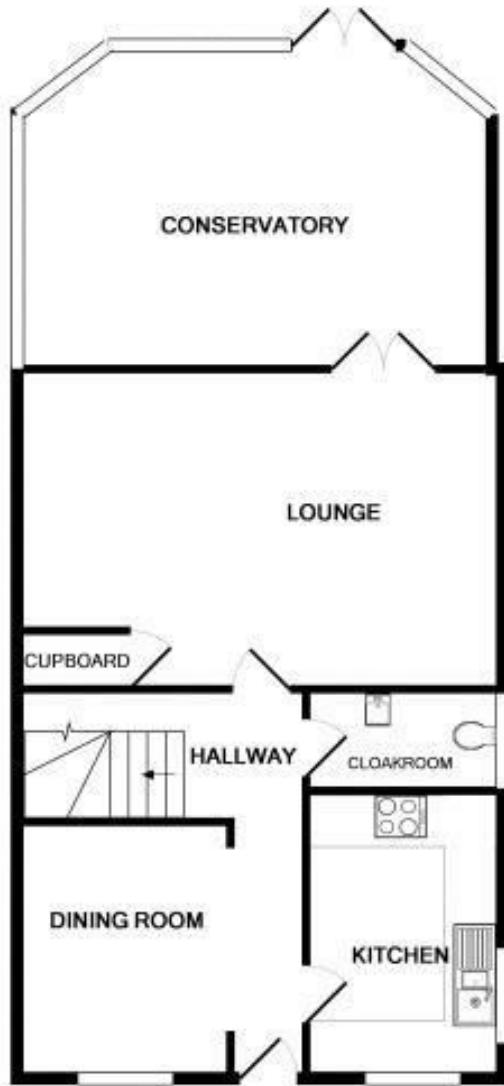
Of timber framed construction and accessed by a pair of wooden glazed doors with adjacent windows. The summer house benefits from power.



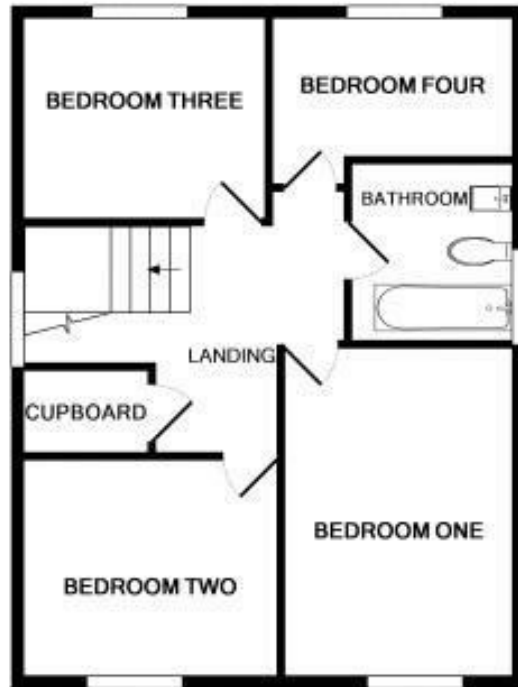
Garage 31'9" x 8'7" (9.69 x 2.63)

A tandem length garage and accessed from the driveway via a roller shutter door, separate consumer unit, provision of power points, light point. Pedestrian access via a obscure upvc double glazed to the rear garden.





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B		59	
(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	