



**2, Oakgrove Gardens, Bishopstoke, Eastleigh, SO50 6LZ**  
**Chain Free £440,000**

NO ONWARD CHAIN .HIGHLY DESIRABLE . IN A QUIET CUL DE SAC LOCATION, a generously proportioned 3 bedroom detached bungalow, now in need of cosmetic refurbishment. The accommodation provides, from an entrance hall, a cloakroom, large and very light triple aspect lounge and dining room, 14'0" x 10'1" kitchen/breakfast room, 3 double bedrooms, and a shower room. Good size rear garden . Gas central heating is installed. The well planned frontage has a brick double drive accessing a garage.

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 in turn onto a bloc paved driveway providing off road parking for several vehicles.

A upvc door with obscure glazed panel with lead lighting opens onto

### **Entrance Porch 9'1" x 5'2" (2.77 x 1.58)**

Ceiling light point, upvc obscure glazed window to the front aspect.

A persona door gives access into the garage.

A wooden door with obscure glazed panel opens to

### **Entrance Hallway**

Textured ceiling, two ceiling light point, coving, access to the roof void. Single panel radiator, provision of power points and a telephone point.

A cupboard opens housing an insulated hot water cylinder with slatted linen shelving over, wall mounted 'British Gas' heating and water programming unit

### **Cloakroom**

Fitted with a two piece suite comprising pedestal wash hand basin, low level wc.

Textured ceiling, coving, ceiling light point, wooden obscure glazed window, linoleum floor covering and a single panel radiator.

A storage cupboard opens providing hanging rail and shelving.



### **Lounge 22'7" x 19'2" narrowing to 10'0" (6.89 x 5.86 narrowing to 3.07)**

A very nicely proportioned room with natural light provided by triple aspect room with upvc glazing to the rear and side aspects. A double glazed door also gives direct access onto an area of patio and onto the rear garden.

The room centres on an electric fireplace with additional heating supplied by a double and single panel radiator, textured ceiling with coving, three light points. Provision of power points and a television point.



### **Kitchen / Breakfast Room 14'0" x 10'1" (4.27m x 3.07m)**

The kitchen is fitted with a range of low level cupboard and drawer base units with matching wall mounted cupboards. Heat resistant worksurface with an inset sink unit, space and plumbing for a cooker with electric and gas point. Space and further under counter appliances, a built in larder cupboard opens providing useful shelving.

Upvc double glazed window to the rear aspect, and upvc glazed door giving access to the side, laminate floor covering and a double panelled radiator.



### **Bathroom / Shower Room 7'3" x 5'10" + alcove (2.21 x 1.78 + alcove)**

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc, walk in shower enclosure with folding door, and fitted with a 'Triton Cara' electric shower. The walls are predominately tiled to full three quarter height in a ceramic glazed tiled, and to full height within the shower enclosure.

Obscure upvc glazed window to the side aspect, laminate floor covering, single panel radiator.



### **Master Bedroom 14'6" x 9'8" (4.42 x 2.97)**

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

The room benefits from a range of fitted wardrobes accessed by sliding doors and provides a good degree of hanging rail, shelving and storage.



### **Bedroom 2 9'6" x 10'4" + robes (2.91 x 3.17 + robes)**

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

This room also benefits from fitted wardrobes providing hanging and storage.



### **Bedroom 3 9'8" x 8'9" (2.96 x 2.69)**

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

A built in single wardrobe opens providing storage and shelving.



### **Integral / Attached Garage 19'1" x 9'6" (5.83 x 2.92)**

Accessed by a metal up and over door or via a personal door from the entrance porch.

The utility meters are housed here along with the electric consumer unit.

Wall mounted boiler and heating control thermostat. The garage benefits from lighting and power.

### **Front Garden**

The front garden is laid to shingle with rockery and shrub beds.

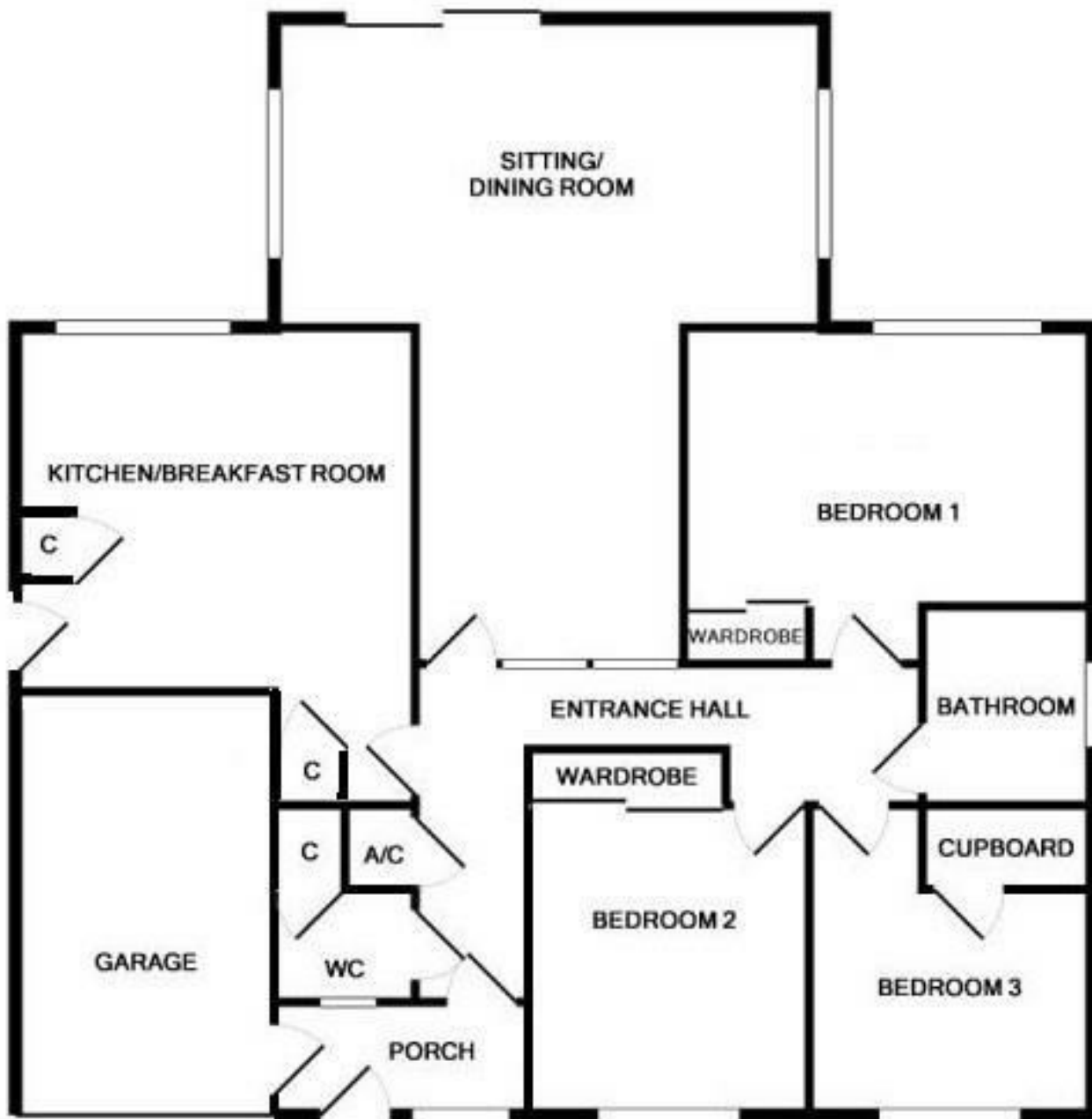
A pedestrian side gate, gives access onto the rear garden.

### **Rear Garden**

Stepping out onto an area laid to patio. The rear garden is principally laid to lawn with a further area of patio located to the rear of the boundary.

The garden is enclosed by timber fencing.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		70	83
	EU Directive 2002/91/EC		

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