



33, St. Margarets Road, Bishopstoke, Eastleigh, SO50 6DG
£340,000

A pleasant 2 bedroom bungalow, located in a sought after residential road. The quiet location is very desirable with river walks and Stoke Park Woods nearby. The accommodation provides hall, living room, kitchen. There are two bedrooms served by a shower room. Whilst gas central heating and double glazing are installed, the bungalow would benefit from a little updating (with scope to extend subject to obtaining the necessary planning consents). A driveway provides off road parking for several vehicles.

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. A pair of wrought iron gates open, leading to a long tarmac driveway to a garage and creating off road parking for a several vehicles.

A upvc door with obscure glazed panels located to the side, gives access to the property and opens onto;

Entrance Hallway

Polystyrene ceiling tile, ceiling light point, single panel radiator.

Lounge 11'8" x 17'2" (3.58 x 5.25)

Polystyrene tiled ceiling, two ceiling light points, upvc double glazed window rear aspect and a upvc double glazed door giving direct access onto the rear garden. Two single panel radiators, provision of power points, wall mounted gas fire.

From here a four panel glazed door opens to the kitchen.



Kitchen 10'11" x 8'11" narrowing to 6'11" (3.33 x 2.73 narrowing to 2.12)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear and side aspect. A upvc door with two obscure panels gives access to the side of the property. Double panel radiator, a larder cupboard opens housing the electric consumer unit and electric meter.

The kitchen is fitted with a range of low level cupboards, heat resistant worksurface. Space for free standing appliances.



Bedroom 1 13'8" x 11'11" (4.18 x 3.65)

Polystyrene tiled ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points. The room benefits from a cupboard housing a Worcester Bosch combination boiler with slatted linen shelving over.



Bedroom 2 11'11" x 9'11" (3.64 x 3.04)

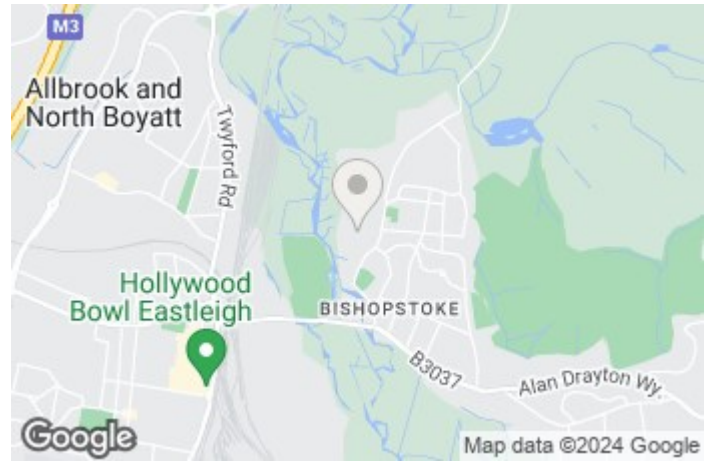
Polystyrene tiled ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points.



Shower Room 6'9" x 6'2" (2.08 x 1.90)

Smooth plastered ceiling, ceiling light point, extractor fan, upvc obscure glazed window to the side aspect, access to the roof void, single panel radiator.

Fitted with a three piece white suite comprising pedestal wash hand basin with ceramic glazed splashback tiling, close coupled wc and corner shower enclosure with electric shower and fully within.



Front Garden

The front boundary is enclosed via hedgerow, chain link fencing to one side and a brick wall to the other side.

The garden is principally laid to lawn, external utility meters.

Rear Garden

Stepping out from the lounge onto an area laid to patio and wraps around to the side driveway.

The garden is principally laid to lawn with hedge to the rear boundary.

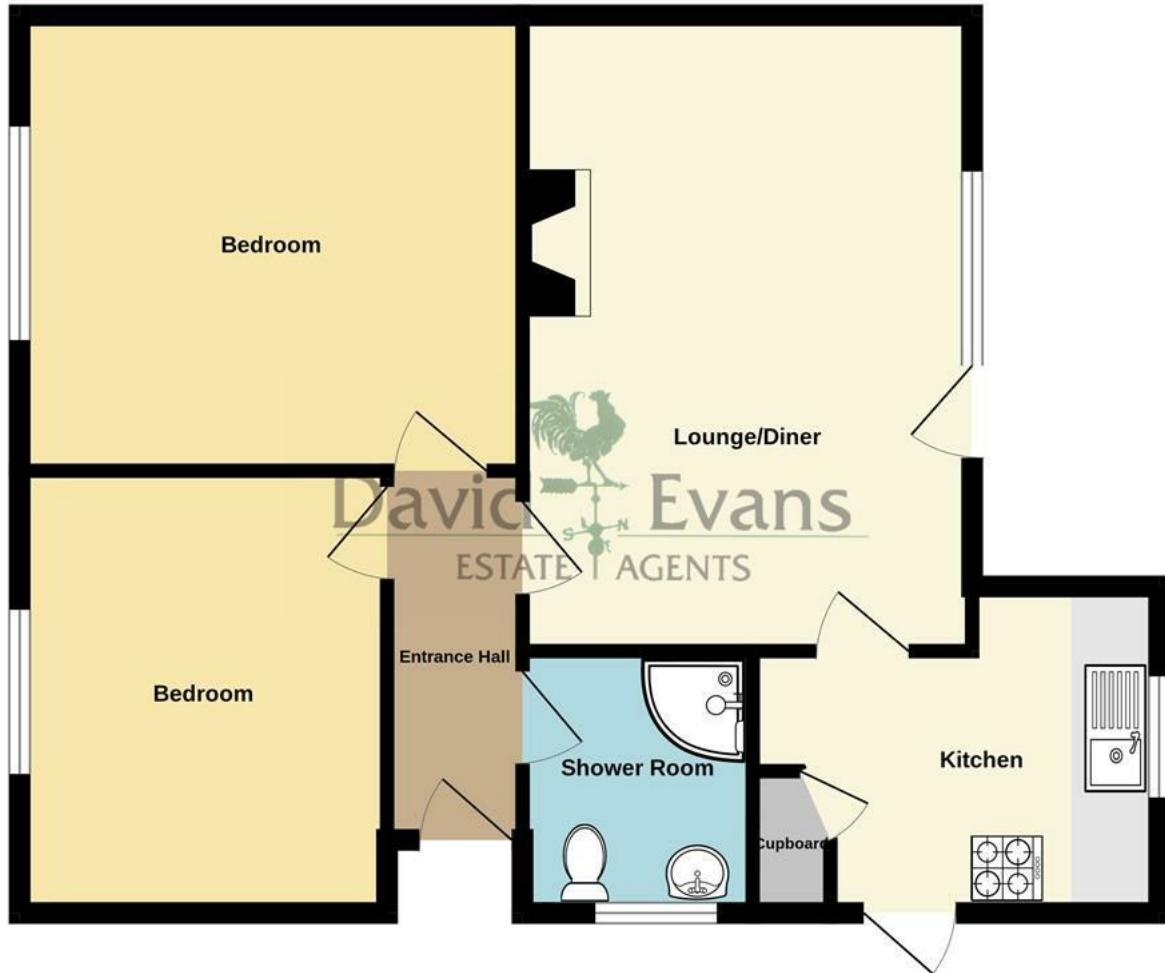


Garage

Accessed by double opening doors and we believe is constructed of asbestos sheeting with windows to the side aspect.

Council Tax Band C

Ground Floor



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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 84 67 </div>
(81-91) B	
(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	