



82, Church Road, Bishopstoke, , SO50 6DQ

£450,000

Nestled in Bishopstoke, this delightful semi-detached house presents a unique opportunity for both residential and commercial use. Boasting three spacious double bedrooms, this character property is perfect for families seeking a comfortable and versatile living space.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout of the home allows for a seamless flow between the rooms, making it ideal for both everyday living and hosting guests. The property also features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this home is its potential for adaptation. Currently utilised as part commercial, it offers the possibility of being transformed into a self-contained annexe, perfect for extended family. This flexibility makes it an attractive option for those looking to invest in a property that can cater to various needs.

In summary, this three-bedroom semi-detached character property on Church Road is a rare find, offering versatile accommodation and the potential for commercial use or an annexe. It is an excellent opportunity for those looking to create a home that meets their unique lifestyle needs.

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 large area of off road parking. Steps up lead to a canopied porch with an outside courtesy light leads to.

Entrance Hallway

Smooth plastered ceiling, ceiling light point, electric meter and consumer unit.

A six panel door gives access to the commercial unit.

Staircase leading to the first floor landing.

Dining Room 11'0" x 10'5" (3.37 x 3.18)

Smooth plastered ceiling, ceiling light point, laminate floor covering, single panel radiator, provision of power points. Wall mounted heating control thermostat and timer.

A four panel door leads to an under stairs cupboard which benefits from lighting.



First Floor

The landing is accessed by a staircase from the entrance hallway. The landing has part smooth / textured ceiling, three ceiling light points, access to the roof void.

Bedroom 1 10'5" x 10'7" (3.19 x 3.25)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points. The room benefits from a range of fitted wardrobes providing hanging rail and shelving.

A further built in cupboard houses a Worcester Bosch combination boiler with added hanging rail and storage.



Lounge 13'8" x 11'4" (4.19 x 3.46)

Smooth plastered ceiling, ceiling light point, continuation of the laminate floor covering, double panel radiator. Upvc double glazed, sliding door giving direct access onto the rear garden and patio area.

Provision of power points, and a television point.



Bedroom 2 8'3" x 11'5" (2.54 x 3.48)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points.

Kitchen 9'0" x 6'6" (2.76 x 1.99)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap. Four burner 'Hotpoint' hob and an 'Beko' electric fan assisted oven with extractor hood over. Space for a tall fridge / freezer, ceramic glazed splashback tiling.

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect, ceramic glazed tiled flooring.



Bedroom 3 10'5" x 8'9" (3.18 x 2.67)

Textured ceiling, ceiling light point, high level upvc double glazed window to the side aspect, single panel radiator, provision of power points.

The room benefits from eaves storage and has lighting.



Family Bathroom 8'0" x 5'10" (2.46 x 1.79)

Fitted with a three piece white suite comprising wash hand basin set within a vanity unit with storage below, close coupled wc, bath with shower screen and thermostatic shower valves within. Tiled to half height around the wash hand basin and wc and to full height within the bath / shower area.

Smooth plastered ceiling, ceiling light point, extractor fan, obscure upvc double glazed window to the side aspect, heated towel rail.



Rear Garden

Stepping out onto a large patio area providing a pleasant seating area. A retaining wall and a couple of steps up leads to the garden, which is principally laid to lawn with shrub beds.

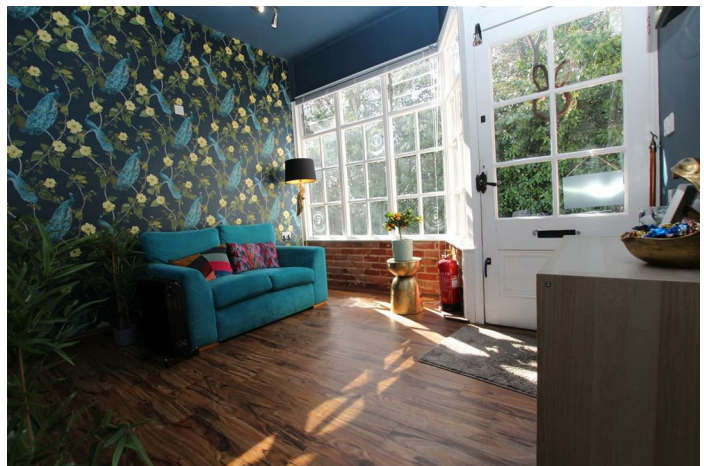
A further area of garden is sub divided with a further patio area and vegetable bed.



COMMERCIAL

Accessed via Church Road and accessed via a couple of steps up to a 6 glazed door and opening to the unit.

The space is tiered over two levels with an added bonus of a basement.



Commercial Area Unit 1 10'4" into bay x 11'5" (3.15 into bay x 3.50)

Smooth plastered ceiling, three ceiling light points. Natural light is provided by a large bay window with traditional single glazed windows. Laminate floor covering, provision of power points.

From here stairs lead to a mezzanine level and stairs down to the basement.



Mezzanine Level 13'9" max x 11'6" (4.21 max x 3.51)

Smooth plastered ceiling, four ceiling light point, upvc double glazed window to the side aspect, continuation of laminate floor covering. Provision of power points and a telephone point.

From here a six panel door leads to the residential accommodation.



Cloakroom

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

Smooth plastered ceiling, three LED downlighters



Basement

Kitchen Area 10'2" x 11'6" (3.12 x 3.53)

Smooth plastered ceiling, nine down lighters, ceramic glazed tiled flooring.

Fitted with a range of 'shaker style' low level and wall mounted cupboards, heat resistant worksurface, inset stainless steel sink unit with drainer and a mono bloc mixer tap.

From here an archway leads to 'Velux' style upvc glazed window. A four panel door leads to a cloakroom.

A solid panel door houses a hot water cylinder.



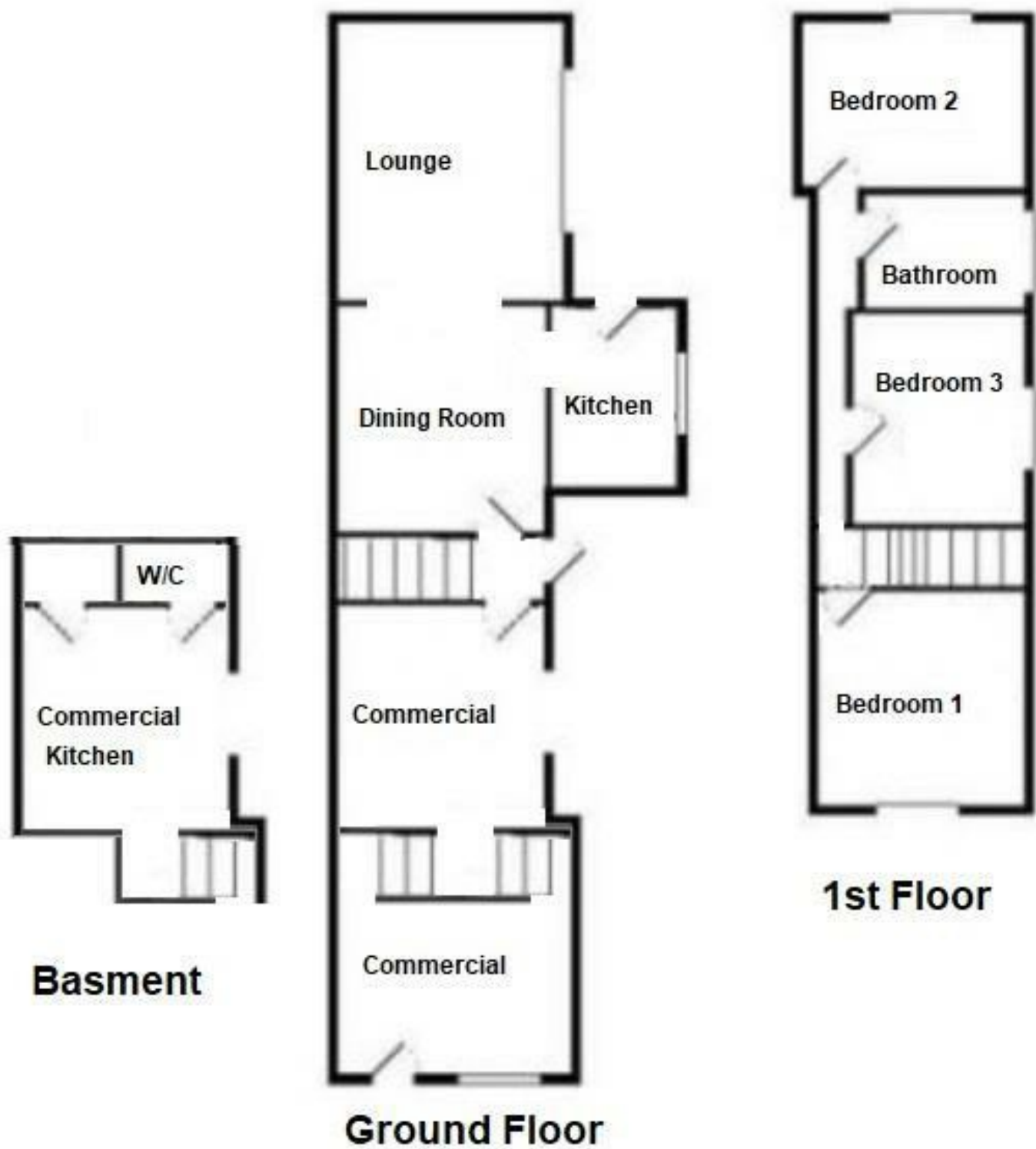
Agents Note

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Off Road Parking







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	