

49 Edward Avenue, Bishopstoke - SO50 6EH £375,000

WHITE & GUARD

# 49 Edward Avenue

## Bishopstoke, Eastleigh

## INTRODUCTION

This semi-detached family house has a sitting room with a bay window, kitchen/diner, a dual aspect conservatory opening onto a large garden with access to woods to the rear. There are three bedrooms with wardrobes to the two main rooms and a shower room on the first floor.

## LOCATION

The village lies alongside the River Itchen and is only a short walk from Stoke Park woods through which lay several bridal ways and footpath. The property is also conveniently close to Eastleigh and its thriving centre and mainline railway station and only minutes away from main motorway access routes to Southampton, Portsmouth, Winchester, Chichester, Guildford and London. It is also situated within Stoke Park Infant/Junior School & Wyvern College catchments.

- EASTLEIGH COUNCIL BAND C
- EPC RATING D
- FREEHOLD
- SEMI DETACHED THREE BEDROOM HOME
- KITCHEN DINING ROOM
- SPACIOUS LOUNGE
- GOOD SIZE REAR GARDEN













#### **INSIDE**

The property boasts a wealth of character features & backs on to local woodland, giving it additional privacy to the rear. As you enter from the front there is a door to your left which leads to a  $14'2 \times 10'$  lounge, benefitting from a feature fireplace & bay window. At the end of the entrance hallway there is a kitchen/dining room with a further feature fireplace with cast iron wood burner, a range of fitted storage & space for appliances. Doors from the dining area open up to a dual aspect conservatory which oozes natural light & provides access to the garden.

Moving upstairs there are three bedrooms with fitted wardrobes in the master & second. There is also a stylish shower room comprising double shower enclosure, low level W.C. & vanity sink unit.

Other benefits include gas central heating & double glazing throughout, a downstairs WC for added convenience & a loft accessible from the first floor.

## **OUTSIDE**

The fenced front garden is laid mostly to lawn with a path to the front door. There is a side access gate and path to the rear garden which boasts ample lawn area, spacious patio & direct access to the woodland behind via a secure gate.

Please note. This property has been historically underpinned and is currently insured

#### **SERVICES:**

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Superfast Broadband 62-80 Mbps download speed 19 - 20 Mbps upload speed. This is based on information provided by Openreach.

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### Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



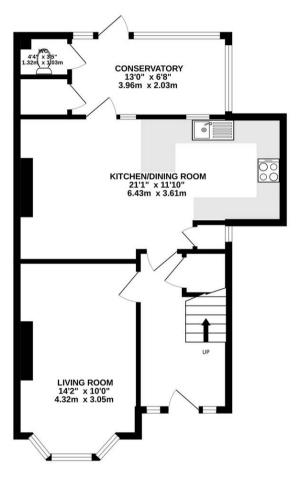




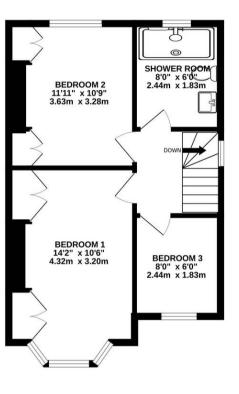


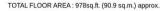


GROUND FLOOR 594 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR 437 sq.ft. (40.6 sq.m.) approx.





Whist 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 daken for any enror, 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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