



**36 Nelson Road, Bishopstoke, Eastleigh, SO50 6BS**



**welcome to**

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Fox & Sons welcome to the market this Three-bedroom Mid-terraced property, situated in the sought after location of Bishopstoke. The property is well portioned throughout ideal for those needing some extra space or a perfect family home.

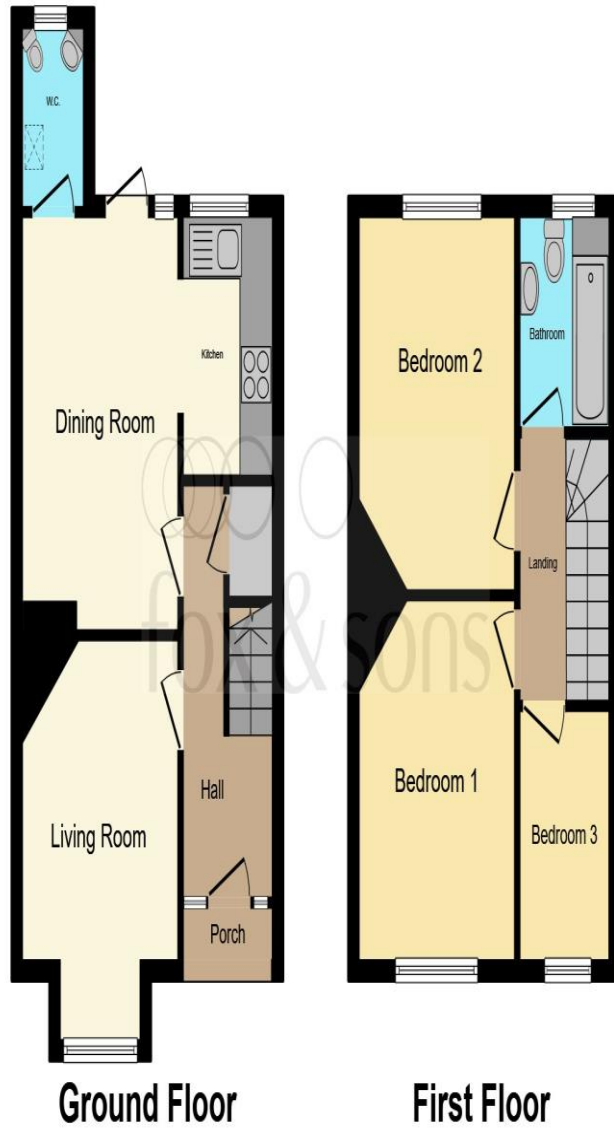
The property falls into Shakespear Junior School & Crestwood Community School catchments areas. Eastleigh Town centre is a short drive away, with a host of shopping & Entertainment facilities and a mainline station.

The ground floor benefits from a separate kitchen and dining room, also a good size living room, downstairs toilet and private rear garden. On the first floor you will find two double bedrooms, and one smaller room all serviced by the family bathroom. The accommodation also benefits from double glazing and gas central heating throughout.

Private rear gardens also has a patio area with table and chairs along with laid to lawn surrounding.

**Contact us directly on 02380618522 to arrange an internal viewing!!**





Total floor area 70.4 m<sup>2</sup> (757 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



- Lounge**
- Kitchen**
- Downstairs Toilet**
- Dining Room**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Family Bathroom**

welcome to

## 36 Nelson Road, Bishopstoke, Eastleigh, SO50 6BS

- Three Bedroom
- Mid-terraced Property
- Private Courtyard Rear Garden with Low Maintenance
- Downstairs Toilet
- Open Plan Kitchen/Dining Room
- Sought After Location
- Internal Viewing Highly Recommended!!

Tenure: Leasehold EPC Rating: C

offers in the region of

**£290,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/ELH106225](https://fox-and-sons.co.uk/Property/ELH106225)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
ELH106225 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



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