



11 Nine Elms Mews
Bishopstoke
SO50 8GP



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Offers in Excess of £285,000

INTRODUCTION

A lovely three bedroom end of terrace family home set within the popular area of Bishopstoke. Accommodation on the ground floor briefly comprises of a modern kitchen/diner, spacious living room and ground floor cloakroom.

On the first floor there is a good size master bedroom with modern en-suite, family bathroom and a further two bedrooms.

Outside the property has allocated parking directly in front of the property for two vehicles and a good size low maintenance rear garden. The property is also offered with no forward chain.

To fully appreciate both the property's location and the accommodation on offer an early viewing comes highly recommended.



INSIDE

The front door opens into the spacious hallway which has been laid to carpet, with stairs leading to the first floor, useful under stairs storage and doors leading to all principal rooms. The light and airy living room has a double glazed door with windows to both sides that leads out into the rear garden, with a set of sliding doors to one side that lead through to the kitchen/dining space. The room also benefits from carpeted flooring, central heating, TV and various power points.

The modern kitchen/dining room has a window overlooking the front aspect and has been fitted with a matching range of wall and base units with cupboards and drawers under and oak effect worktops. There is an integrated electric oven, gas hob with extractor over, dishwasher, fridge freezer, washing machine and one and a half bowl stainless steel inset sink, with additional space for further appliances. The room has been laid to tiled flooring and tastefully decorated.

On the first floor landing there are doors leading to all rooms and access to the loft space, there is also a useful airing cupboard to one side. The master bedroom has a double glazed window overlooking the front aspect, built in wardrobes with mirrored sliding doors and a radiator to one wall, the room also benefits from an en-suite shower room comprising of a walk in shower, pedestal wash hand basin and low level WC.



There are a further two bedrooms both overlooking the rear garden with Velux windows offering plenty of natural light and radiators to both rooms.

The well appointed family bathroom has an obscured double glazed window to the front and has been fitted with a modern white suite comprising of a panel enclosed bath with shower attachment over, wash hand basin and low level WC. The room is also tiled to principal areas and has a heated towel rail to one wall.

OUTSIDE

To the front of the property there is allocated parking for two vehicles with a gate to one side providing pedestrian access through to the fully enclosed garden.

The garden itself has a paved and shingled seating area offering a low maintenance outside space with a raised planted area to the rear which has been well stocked with a variety of flowers and shrubs.

LOCATION

Bishopstoke benefits from its own primary school, two popular pubs, with the River Itchen and Stoke Park Woods also on its doorstep.

Eastleigh with its thriving centre and broad range of shops and amenities along with its cinema complex and mainline railway station are also only minutes away, as is Southampton Airport and all main motorway access routes.



SERVICES

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

COUNCIL TAX

Eastleigh Borough Council - Band C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

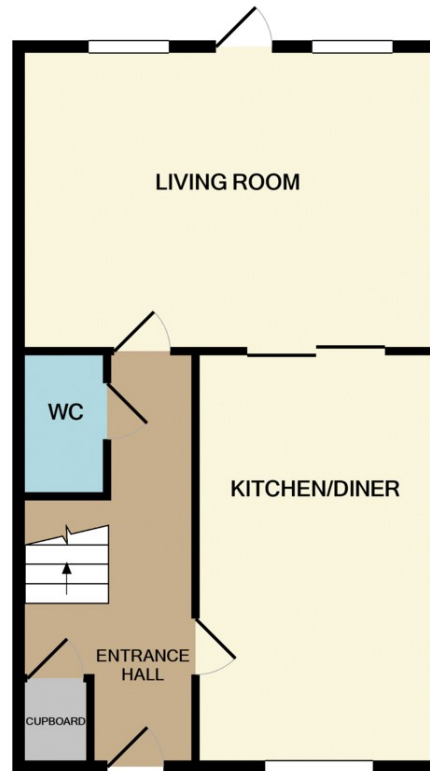
T:02382 022199

457 Fair Oak Road, Fair Oak, Southampton,
Hampshire, SO50 2AJ

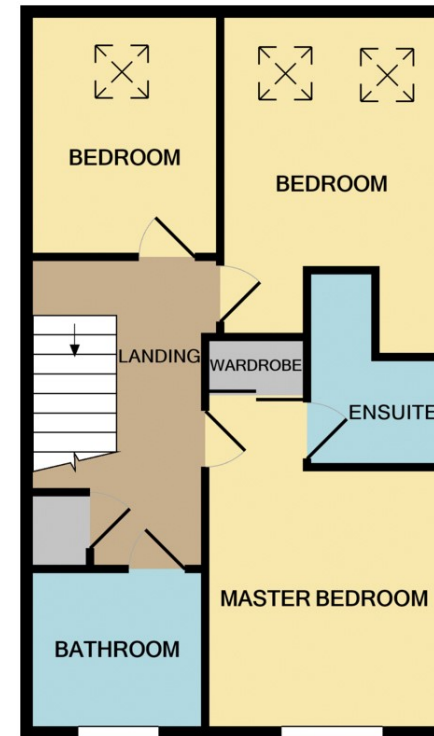
E: fairoak@whiteandguard.com

W: whiteandguard.com

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GROUND FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 466 SQ.FT.
(43.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 931 SQ.FT. (86.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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MEASUREMENTS:

KITCHEN/DINING ROOM

16' 0 ft x 9' 5 ft

LIVING ROOM

16' 5 ft x 12' 0 ft

MASTER BEDROOM

12' 2 ft x 9' 5 ft

BEDROOM TWO

13' 1 ft x 8' 8 ft

BEDROOM THREE

9' 4 ft x 7' 3 ft

BATHROOM

6' 7 ft x 6' 5 ft



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