



RICHMONDS

Cotton Close, Bishopstoke, Eastleigh, SO50 6FY

£280,000

Nestled in a peaceful cul-de-sac in the sought-after village of Bishopstoke, this spacious two-bedroom home offers comfort, convenience, and a wonderful sense of community.

Upon entering, you are greeted by a welcoming hallway with handy understairs storage. To the rear, a generous lounge enjoys views across the impressively sized south-facing garden - an ideal space for relaxation or entertaining. The well-appointed kitchen features a range of eye-level and base units with ample room for appliances, while the additional reception room provides versatile space for a dining area, home office, or second living area, complete with direct access to the garden.

Upstairs, there are two comfortable double bedrooms, each with built-in storage, and a modern refitted shower room with a low-level WC, wash basin, and shower enclosure.

Outside, the front garden is attractively landscaped with tiered shrub beds and a pathway leading to the front door. The rear garden is a true highlight - mostly laid to lawn with mature borders, a brick-built storage shed, and a former vegetable patch perfect for those with green fingers. The sunny south-facing aspect makes this outdoor space ideal for family life or summer entertaining.

Further benefits include double glazing and gas central heating throughout. Perfectly positioned, Bishopstoke offers a welcoming community atmosphere with easy access to Eastleigh town centre and its mainline railway station. The area boasts highly regarded local schools, as well as a wide range of shops, doctor's surgeries, and dental practices - all within walking distance. This delightful property presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

Other Information

Tenure: Freehold

Heating: Gas central heating

Windows: UPVC double glazing

Loft: Boarded, insulated with ladder and light

Energy Rating: D

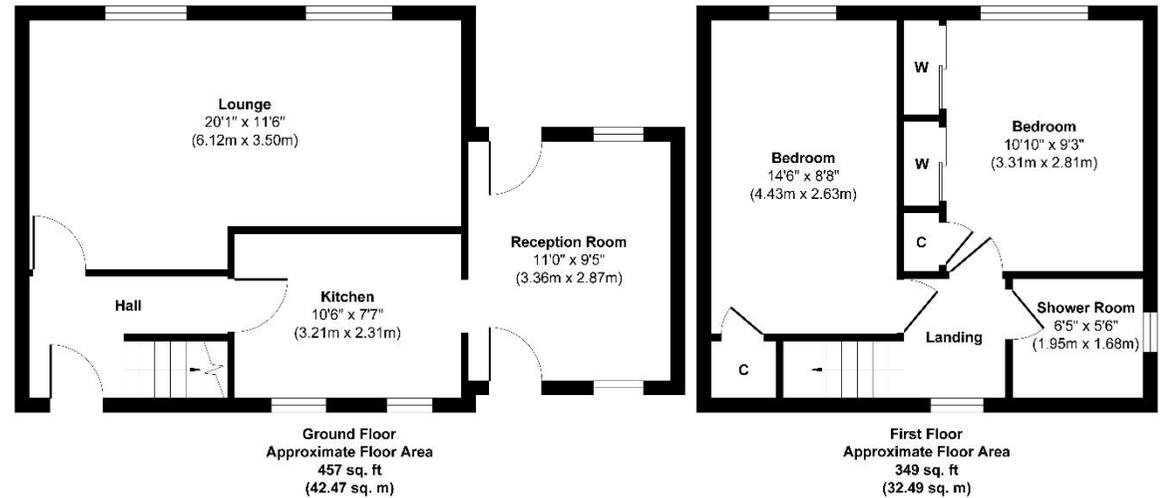
Sellers Position: No onward chain

Local Information:

Council Tax: B

Local Authority: Eastleigh Borough Council





| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | 75 |
| (55-68) | D | 59 |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

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