



**Shears Road, Bishopstoke, Eastleigh. SO50 6FZ**

fox & sons

**welcome to**  
**Shears Road, Bishopstoke Eastleigh**



Fox and Sons are pleased to bring to the market this three bedroom semi-detached property, situated at the end of a cul-de-sac on a generous plot. It offers a fantastic opportunity for those looking to put their personal touch on a property, and explore its untapped potential.

The ground floor consists of a practical layout with a living room, separate dining room, and kitchen. Upstairs, there are three bedrooms and a three-piece bathroom completing the internal accommodation.

Externally, the rear garden is a notable feature, and has been divided into sections, providing a versatile space for various needs. The garage features a service-pit with work areas.

On approach to the home, you are greeted by a generous front garden and drive with scope for landscaping or extension (subject to permissions). The home also features gas central heating. Whilst the house does require updating, the space and potential on offer is something not to be missed!

Offered with no forward chain, early viewing is highly recommended. Call now to avoid disappointment on 02380 618 522!

### **Entrance Hall**

#### **Lounge**

9' 4" x 9' 2" ( 2.84m x 2.79m )

#### **Dining Room**

11' 3" x 12' 9" ( 3.43m x 3.89m )

#### **Kitchen**

10' 2" x 9' 7" ( 3.10m x 2.92m )

#### **Landing**

#### **Bedroom 1**

13' 3" x 9' 1" ( 4.04m x 2.77m )

#### **Bedroom 2**

13' 2" x 11' 9" ( 4.01m x 3.58m )

#### **Bedroom 3**

7' 10" x 8' 5" ( 2.39m x 2.57m )

#### **Bathroom**

#### **Front Garden**

#### **Rear Garden**

#### **Parking**

#### **Outbuildings**



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welcome to

## Shears Road, Bishopstoke Eastleigh

- SUBSTANTIAL PLOT
- IDEAL PROJECT
- THREE BEDROOMS
- NO ONWARD CHAIN
- GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: C



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### directions to this property:

From Fox & Sons Estate Agents Eastleigh  
44 Market Street, Eastleigh SO50 5RA  
Turn right onto Mitchell Road, turn left onto Wells Place  
At the roundabout take the first exit onto Southampton Road/A335  
At the roundabout take the fourth exit onto B3037  
At the roundabout take the second exit onto Bishopstoke Road/B3037  
Turn left onto Guest Road  
Turn right onto Hamilton Road  
Turn left onto Shears Road, turn right onto Shears Road  
You have arrived at Shears Road, where the property will be indicated by a Fox & Sons For Sale Board.



Please note the marker reflects the postcode not the actual property



Property Ref:

ELH106901 - 0002

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.



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