



## 13, Drake Road, Bishopstoke, Eastleigh, SO50 6EX Chain Free £350,000

Close to Woodland and River walks, a 3 bedroom detached property. Opening to an entrance hallway, and into a good sized lounge / diner 23'5" x 11'6. The kitchen is located to the rear of the property overlooking the rear garden. To the first floor all bedrooms are located and served by a white shower room. Enclosed rear garden, driveway with off road parking, gas fired central heating and the property is double glazed.  
No onward chain.

The property is accessed from the road via a dropped kerb onto a bloc paved driveway providing off road parking and continues down the side of the property to a wrought iron gate, giving access to the rear garden.

A recessed front entrance with courtesy light to a composite door with double glazed panel and chrome door furniture opening onto

### Entrance Hallway

Smooth plastered ceiling, ceiling light point, double panel radiator, telephone point.

Staircase leading to the first floor landing, understairs storage cupboard.

### Lounge / Dining Room 23'5" x 11'6" narrowing to 8'4" (7.14m x 3.51m narrowing to 2.54m)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front and rear aspects. Two large double panel radiators, provision of power points and television point.

The room centres on a gas coal effect fire.

From here a serving hatch opens to the kitchen.



### Kitchen 10'11" x 9'1" (3.34 x 2.78)

the kitchen is fitted with a range of 'cherry wood effect' low level cupboard and drawer base units, heat resistant worksurface, inset stainless steel sink unit, space and plumbing for an automatic washing machine, space for tall fridge / freezer, 'Lamona' gas hob and electricoven.

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, and a upvc double glazed door giving access to the rear garden. Double panel radiator, wall mounted 'Valiant' combination boiler.

A storage cupboard opens housing the electric consumer unit and utility meters.



### Shower Room

Wash hand basin set within a vanity unit with storage below, wc concealed with concealed cistern within a vanity unit, large double shower enclosure with thermostatic shower valves within.

Smooth plastered ceiling, ceiling light point, upvc obscure double glazed window to the rear aspect, single panel radiator. Fully tiled walls within the shower enclosure and to half height to the others.



### First Floor

The landing is accessed by a straight flight staircase from the entrance hallway.

With a smooth plastered ceiling, ceiling light point, access to the roof void, natural light is provided by a upvc double glazed window to the front aspect.

### Master Bedroom 11'2" x 9'11" (3.42 x 3.03)

Smooth plastered ceiling, ceiling light point, upvc double glaze window to the front aspect, single panel radiator, provision of power points.

A storage cupboard provides useful storage.



### Bedroom 2 11'11" x 11'10" (3.65 x 3.62 )

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, double panel radiator, provision of power points.



### **Bedroom 3 7'8" x 8'0" (2.34 x 2.44)**

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points.

A door opens to a storage cupboard providing shelving.



### **Front Garden**

The front garden is enclosed by a low level brick wall and principally laid to lawn.

### **Rear Garden**

Immediately abutting the rear of the property is an area laid to paving and continues down the garden to the rear boundary to a summer house.

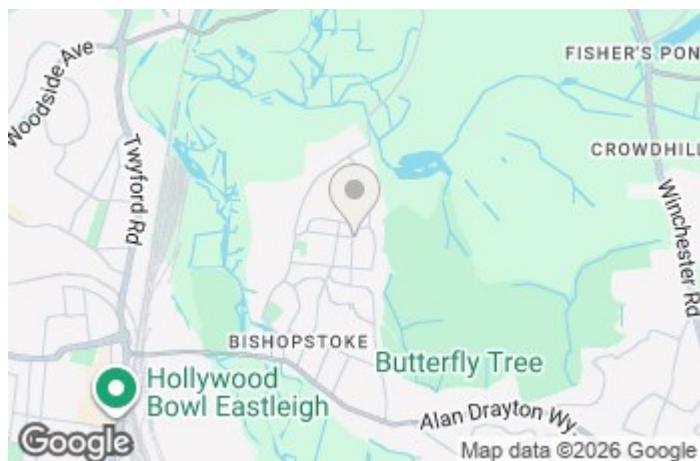
Principally laid to lawn with mature shrubs.



### **Council Tax Band C**

### **Agents Note**

Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA & HMRC and includes mover protection insurance to protect against the cost of an abortive purchase



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	