



36, Stoke Common Road, Bishopstoke, Eastleigh, SO50 6DU Chain Free £335,000

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A most delightful two-bedroom character cottage on Stoke Common Road offers a perfect blend of traditional charm and modern convenience. The property is situated in a desirable location, making it an ideal choice for those seeking a peaceful yet accessible lifestyle.

As you enter the cottage, you are greeted by a warm and inviting atmosphere that showcases its character. The well-proportioned rooms provide ample space for relaxation and rest, making it perfect for small families or couples. Featuring a tiered landscape garden, which offers a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed from road via a dropped kerb leading to a pair of wrought iron gates opening onto an area of off road parking laid to bloc paving.

The property is accessed from the side via a upvc door with obscure double glazing to

Entrance Hallway

Textured ceiling, ceiling light point,

Staircase leading to the first floor landing.

Kitchen 11'11" x 10'9" (3.65 x 3.28)

Accessed by a folding door from the entrance hallway. With a textured ceiling, ceiling light point, upvc double glazed window to the front aspect, linoleum floor covering, double panel radiator, ceramic glazed tiled walls.

The kitchen is fitted with a range of 'Shaker style' low level cupboard and drawer base units, heat resistant worksurface with an inset composite sink with drainer and a mono bloc mixer tap over, four burner electric 'Indesit' hob, extractor fan over. Matching double fan assisted oven. Space for a tall free standing fridge/freezer.



Lounge / Dining room 19'4" x 11'11" (5.91 x 3.65)

A good sized incorporating an extended area to the rear. Textured ceiling with coving, ceiling light point, upvc double glazed window to the side aspect, two double panel radiators. Natural light is provided by upvc double glazed patio opening doors, giving direct access onto the rear conservatory. Provision of power power points, television and telephone (broadband) point. Mounted to high level is the electric consumer unit / meter.

The room centres on a chimney breast with brick surround and a ceramic glazed hearth.

From here a door leads to a cellar.



Conservatory 11'7" x 7'3" (3.55 x 2.23)

Ceramic glazed tiled flooring, mid height wall with upvc double glazed units over and a polycarbonate roof. A upvc door with obscure glazing opens to the side and rear garden. Provision of power points and separate consumer unit.

Cellar 11'6" x 10'11" (3.51 x 3.34)

A useful area to be adapted to suit lifestyle

The cellar benefits from a provision of power points, lighting and a radiator.

First Floor

Accessed by a straight flight staircase from the entrance hallway. The landing has a textured ceiling, ceiling light point, fifteen light obscure glazed doors to the master and second bedroom.

Master Bedroom 11'5" x 12'0" (3.49 x 3.68)

Textured ceiling with coving, access to the roof void, upvc double glazed window to the side aspect, double panel radiator, provision of power points and a telephone point.



Shower Room 11'2" x 7'4" (3.41 x 2.25)

Textured skilling ceiling, ceiling light point, upvc obscure window to the rear aspect, heated towel rail. Pedestal wash hand basin, close coupled wc, corner shower enclosure with electric shower within.



Second Bedroom 12'0" x 10'9" (3.68 x 3.30)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, radiator, provision of power points.

The room benefits from fitted storage making use of the chimney breast recess and further built in airing cupboard over the stairs housing the gas boiler with slatted linen shelving.



Front Garden

The front garden is laid to hard landscaping for ease of maintenance. External gas meter.

An area laid to the side of the property is laid to bloc paving. A wall with pedestrian access through to the rear garden.

Rear Garden

Stepping out from the conservatory onto an area laid to block paving, steps up to an area laid to patio with a retaining wall and raised flower / shrub beds. Cold water tap.

Steps follow through up the garden to a pergola, lawned areas with mature shrub beds. A wooden cabin provides lighting and power, natural light is provided by single glazed window accessed by a wooden half glazed door.

An secondary area of patio leads to a pleasant seating area with grass, fruit trees and benefits from a large storage shed.



Council Tax Band C

Agents Note

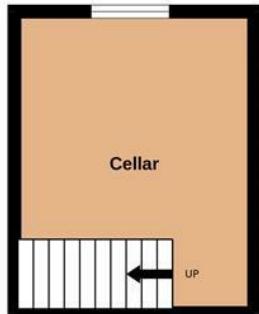
Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA &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



Basement

Ground Floor

1st Floor



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Lounge/Diner

Conservatory

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. No items in this plan 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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Energy Efficiency 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		
England & Wales	EU Directive 2002/91/EC	

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