



55, Weavills Road, Bishopstoke, Eastleigh, SO50 8HQ

No Onward Chain £370,000

A detached 3 bedroom bungalow set in low maintenance gardens and with off road parking provision. Situated in a very popular and quiet location, the property provides entrance hall, a sunny sitting room with a bay window, a good sized but basic kitchen, 2 double bedrooms a 1 single bedroom and a family bathroom. Whilst the kitchen & bathroom are a little dated, some upgrading would create a most comfortable home. Potential to convert the loft (subject to obtaining any necessary planning permission and building regulations)

Offered with NO FORWARD CHAIN

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

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The property is accessed from the road to a driveway and continues giving access to the garage. A four panelled upvc door with obscure glazing and outside courtesy light opens onto

ENTRANCE HALLWAY

Textured ceiling with coving, ceiling light point, access to roof void, single panelled radiator and telephone point. A door opens to an airing cupboard housing a hot water cylinder with slatted linen shelving. All internal doors are of a six-panelled design.

LOUNGE 14'9" x 13'1" (4.52 x 3.99)

Textured ceiling with coving, ceiling light point, wall light point. Natural light is provided by a large square walk in bay window with upvc double glazing, double panelled radiator, provision of power points, two television points. The room centres on a coal effect electric fire with wooden mantle and surround.



KITCHEN / BREAKFAST ROOM 13'4" x 9'3" (4.08 x 2.84)

Accessed by a glazed door from the entrance hallway. The kitchen is fitted with a matching range of wall mounted cupboard and drawer base units with a heat resistant roll top work surface, splash back tiling and an extractor fan. Space for a tall free standing fridge freezer and space for a gas cooker. A Large cupboard houses a Potterton combination boiler for the central heating and domestic hot water supply and wall mounted programming controls.

Textured ceiling with coving, ceiling light point, upvc double glazed window to the side aspect, with an aluminium double glazed window overlooking the second reception room/sunroom. Single panelled radiator, ceramic glazed tiled floor.



SECOND RECEPTION ROOM / SUNROOM 13'4" x 9'7" (4.08 x 2.93)

Accessed by an aluminium double glazed door from the kitchen a double aspect room benefiting from a upvc double glazed window to the side aspect and a double-glazed door to the rear giving direct access to the rear garden with matching side panels. Smooth plastered ceiling with coving, ceiling light point, double panelled radiator, provision of power points, space and plumbing for a free standing automatic washing machine, a door opens to a cupboard providing useful storage.



BEDROOM 1 11'5" x 10'11" (3.50 x 3.34)

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



BEDROOM 2 10'4" x 8'8" (3.15 x 2.65)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panelled radiator, provision of power points. A built in wardrobe provides a good degree of hanging rail and storage.



BEDROOM 3 11'5" x 8'3" (3.50 x 2.53)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the side aspect, single panelled radiator and a provision of power points.



BATHROOM 6'3" x 5'5" (1.92 x 1.67)

Textured ceiling, ceiling light point, obscure glazed upvc double glazed window to the rear aspect. The bathroom is fitted with a three-piece coloured suite comprising pedestal wash hand basin, low level wc and bath with shower over. Tiled to full height in a ceramic glazed tile.



EXTERNALLY

TO THE FRONT

Is enclosed by a low-level brick wall, principally laid to lawn with shrub borders and focal flower bed.

TO THE REAR

Stepping out from the sunroom to an area laid to crazy paving immediately abutting the rear of the property. The garden is laid to low maintenance principally laid to gravel with raised shrub beds. Large garden shed with power.

GARAGE 18'9" x 8'2" (5.74 x 2.49)

Accessed from the driveway by wooden doors and of brick construction. Power and lighting is provided, natural light is also provided by an aluminium double glazed window to the rear.





Total Approx. Floor Area 846 Sq.Ft. (78.6 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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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	