



sparks ellison



154 Church Road, Bishopstoke, SO50 6DS

£260,000

Situated at the top of Old Bishopstoke, this charming two bedroom end of terrace cottage offers the perfect opportunity for someone to put their own stamp on a home in a wonderful location. On the first floor the property has two great sized bedrooms whilst downstairs, the home benefits from a sitting room at the front, large kitchen, good sized bathroom and conservatory. Externally the property enjoys a front and rear garden, a large shed, an outside office and side access. The property is positioned across the street from a children's playground, walking distance to shops, pubs, food outlets, other amenities and a stone's throw from the beautiful Itchen Navigation.

ACCOMMODATION

GROUND FLOOR

Entrance Porch:

**Sitting Room:**  
11'7" x 10'11" (3.54m x 3.33m) Fireplace, wooden beams.

**Kitchen:**  
13'11" x 11'7" (4.25m x 3.52m) Stairs to first floor, range of white units, electric hob with extractor overhead, double oven, space for a fridge.

**Inner Hallway:**  
Utility cupboard with storage above.

**Bathroom:**  
Suite comprising bath with shower over, WC, wash hand basin, tiled floor.

**Conservatory:**  
11'9" x 5'4" (3.59m x 1.62m)

FIRST FLOOR

**Bedroom 1:**  
12'3" x 11'7" (3.74m x 3.53m)

**Bedroom 2:**  
12'4" x 9'9" (3.75m x 2.97m) Airing cupboard.

OUTSIDE

**Front:**

**Rear Garden:**  
Shed with power, area laid to lawn, side access. outside office with power. Please note that there is a pedestrian right of way across the rear of the property for neighbours access when required.

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1900

**Approximate Area:**  
79.2sqm/854sqft (Including outbuilding)

**Sellers Position:**  
No forward chain

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazed windows

**Loft Space:**  
Partially boarded with light connected

**Infant/Junior School:**  
Stoke Park Infant/Junior School

**Secondary School:**  
Wyvern College

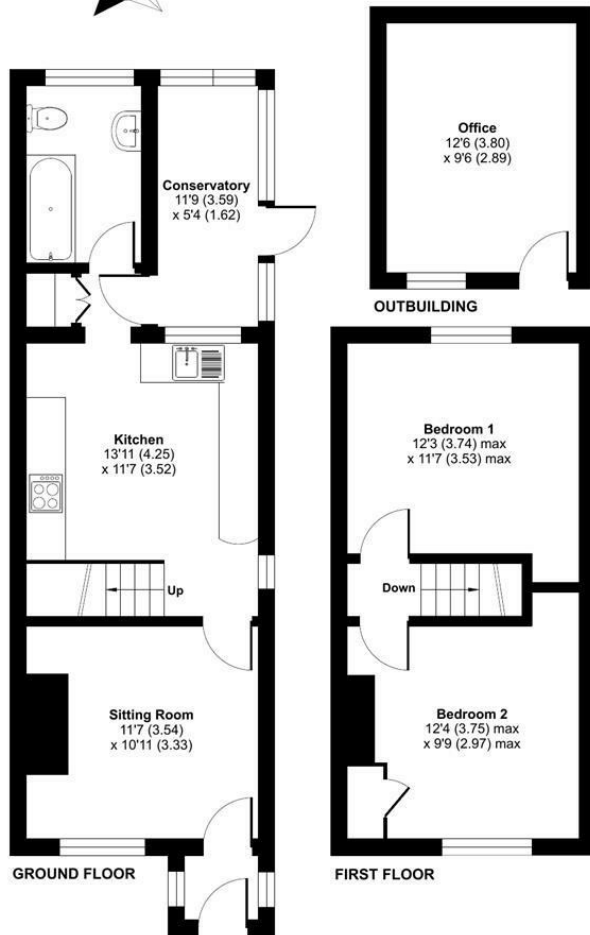
**Council Tax:**  
Band C

**Local Council:**  
Eastleigh Borough Council - 02380 688000

**Agents Note:**  
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 450 sq ft / 41.8 sq m  
 First Floor = 286 sq ft / 26.5 sq m  
 Outbuilding = 118 sq ft / 10.9 sq m  
 Total = 854 sq ft / 79.2 sq m  
 For identification only - Not to scale



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

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.





