



206, Fair Oak Road, Eastleigh, SO50 8HT
Guide Price £425,000

Welcome to Fair Oak Road, Bishopstoke, Eastleigh - a charming location that offers the perfect setting for this delightful detached bungalow. Offered with no forwards purchase.

This property boasts three bedrooms, including a spacious master bedroom. The flexible accommodation allows you to tailor the space to suit your needs, making it a versatile option for families or individuals alike. Off road parking for 3 or more vehicles.

Situated in a sought-after area, this bungalow presents an exciting opportunity for those looking to create their dream home. With the potential for an annex.

Whether you're looking for a peaceful sanctuary or a place to entertain guests, this bungalow offers the ideal canvas for you to make your mark. Don't miss out on the chance to own a property with such great potential in this desirable location.

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

David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29



These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.

An extended 3 bedroom detached bungalow, in popular and convenient location situated on a corner plot. With spacious accommodation, this property has scope for annexe potential. This family sized home is currently arranged as a welcoming entrance hallway, extensive fitted kitchen with separate utility room. Light & Airy 22'6" x 12'4" lounge, and all bedrooms served by a family shower room.

The property is accessed via a pedestrian path, which continues to a recessed wooden front door with obscure glazed window opens to

Front Garden

The front garden is enclosed by timber fencing and established planting with an area laid to gravel.

Entrance Hallway

Smooth plastered ceiling, coving, two downlighters, access to the roof void.

Single panel radiator.

Kitchen 20'2" x 9'0" narrowing to 7'3" (6.15 x 2.75 narrowing to 2.21)

The kitchen is fitted with a range of gloss fronted low level cupboard and drawer base units, heat resistant worksurface with a range of matching wall mounted cupboards over. Inset composite sink unit with drainer and a mono bloc mixer tap, four burner 'Hisense' electric hob with modern extractor hood over. 'Beko' electric fan assisted oven, space for a tall 'American' style fridge / freezer. Integrated slimline dishwasher.

A cupboard opens which houses an 'Ideal' logic boiler and insulated hot water cylinder with wall mounted 'Drayton' heating controls.

Textured ceiling with coving, eight LED downlighters, laminate floor covering, single panel radiator.

From here a door leads through to a utility room.



Utility Room 8'9" x 8'5" (2.69 x 2.58)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator. Space and plumbing for an automatic washing machine.

A wooden door with obscure glazing opens to the rear garden, a second door leads through to a cloakroom.



Lounge 22'6" x 12'4" (6.86m x 3.76m)

Smooth plastered ceiling, two ceiling light points, upvc double glazed window to the front aspect, three radiators.

Cloakroom

Smooth plastered ceiling, ceiling light point, wooden single glazed window to the side aspect, single panel radiator.

Fitted with a pedestal wash hand basin, low level wc.

Bedroom 1 20'3" x 9'3" widening to 14'5" (6.19 x 2.82 widening to 4.40)

A spacious L shaped room. upvc double glazed window to the side aspect and a wooden single glazed window to the rear aspect, patio doors with adjacent full height to the rear. Two double panel radiator, provision of power point.



Bedroom 2 10'3" x 13'1" into bay (3.14 x 4.0 into bay)

Smooth plastered ceiling, ceiling light point, provision of power points. Walk in upvc double glazed bay window, double panel radiator.



Bedroom 3 11'2" x 9'5" (3.42 x 2.88)

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

A built in storage cupboard with double opening doors provides useful storage.



Family Shower Room 7'8" x 6'3" max (2.35 x 1.92 max)

Textured ceiling with coving, ceiling light point, wet room style flooring, chrome heated towel rail, wall mounted electric 'Dimplex' fan assisted heater.

Pedestal wash hand basin, close coupled wc, double shower enclosure with Triton shower, tiled to full height in a ceramic glazed tile with built in storage cupboard.

Council Tax Band E



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	