



## Holt View, Fair Oak Road, Eastleigh, SO50 8LQ

### Reduced To £325,000

Nestled in Fair Oak Road a mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The home is set amongst a row of similar houses. The location itself is a significant advantage, with local amenities, schools, and parks within easy reach. Bishopstoke is known for its community spirit and accessibility, making it a desirable place to live. Whether you are looking to settle down or invest, this property on Fair Oak Road presents an excellent opportunity to enjoy a comfortable lifestyle in a vibrant area.

In summary, this three-bedroom mid-terrace house is a fantastic choice for anyone seeking a home that combines practicality with a welcoming community feel. Don't miss the chance to make this lovely property your own.

Ample off road parking to the front.

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

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The property is accessed from the road via a dropped kerb onto a tarmacadam driveway, providing off road parking for several vehicles.. A recessed composite front door with obscure glazing and adjacent window to the side opens to:

### **Lounge 23'8" x 12'9" + 7'7" (7.22 x 3.91 + 2.33)**

Accessed by a fifteen light glazed door from the entrance hallway. A nicely proportioned 'L' shaped room, with textured ceiling, two ceiling light points, upvc double glazed window to the front aspect, double and single panel radiator, provision of power points and telephone point. Laminate floor covering.

The room centres on a gas coal effect fire with hearth, matching surround and an 'Adam' style mantle over.

From here a pair of fifteen glazed doors open to the kitchen / Diner.



### **First Floor**

The landing is accessed by a straight flight staircase from the entrance hallway. With a textured ceiling, ceiling light point, access to the roof void.

An airing cupboard opens housing an insulated hot water cylinder with slatted linen shelving. All doors are of a solid panel design.

### **Bedroom 1 11'7" x 7'3" (3.54 x 2.22)**

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, double panel radiator, provision of power points. The room benefits from a range of fitted wardrobes providing a good degree of hanging rail and storage.



### **Kitchen 11'5" x 8'0" (3.49 x 2.46)**

The kitchen is fitted with a range of 'Shaker Style' low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset ceramic Belfast sink with a mono bloc mixer tap over. Space for a large range style cooker with both gas and electric points available. Brickwork style ceramic glazed splashback tiling.

Smooth plastered ceiling, ceiling light point, ceramic glazed tiled flooring.

A door leads through to a useful under stairs storage cupboard housing the electric consumer unit and meter.

From here a wide opening leads through to the dining area.



### **Dining Room 15'2" x 8'11" (4.63 x 2.72)**

Fitted with a range of matching kitchen cupboards. Space and plumbing for dishwasher, washing machine, tumble dryer and space for a tall fridge / freezer. Continuation of ceramic glazed tiled flooring. Double panel radiator.

A pair of patio doors opens to the rear garden with adjacent double glazed windows, provision of power points.

### **Bedroom 2 9'10" x 9'8" (3.01 x 2.96)**

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



### Bedroom 3 8'7" x 8'1" (2.64 x 2.48)

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



### Family Bathroom 6'1" x 5'5" (1.87 x 1.66)

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc, bath with a glass and chrome folding shower screen over and a 'Triton Enrich' shower within.

Textured ceiling, five LED downlighters, obscure upvc double glazed window to the rear aspect, chrome heated towel rail and a ceramic glazed tiled flooring.



### Front Garden

Gas meter. Providing ample off road parking.

### Entrance Hallway

Textured ceiling, ceiling light point, power point.

Staircase leading to the first floor landing.

### Rear Garden

The rear garden is principally laid to paving for ease of maintenance. Cold water tap and power point.

The garden is fully enclosed by timber fencing. Rear vehicular access is available with a further parking space, with a pair of double opening gates.



### Council Tax Band C

### Driveway to front.



### 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.





