



**Rowe
& Co.**

2 Roselands Close, Fair Oak

Eastleigh

£350,000

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2 Roselands Close

Fair Oak, Eastleigh

An extremely well-presented semi-detached bungalow with a beautiful outlook and garden, set in this highly sought-after area of Fair Oak. The accommodation comprises an entrance hall, kitchen, lounge, conservatory, two bedrooms, and a bathroom. Outside, the property benefits from a driveway, garage/workshop, and an attractive rear garden.

Set within the village of Fair Oak, only a short drive from the historic city of Winchester. Fair Oak is an excellent community which offers many shops, popular restaurants, well regarded schools and a network of footpaths and bridleways for walking and riding in the surrounding woodlands and countryside. Eastleigh town is only a 10 minute drive with its variety of shops, restaurants, sports facilities and a new cinema and bowling complex. The area enjoys excellent transport links via the M27, M3 and railway networks.

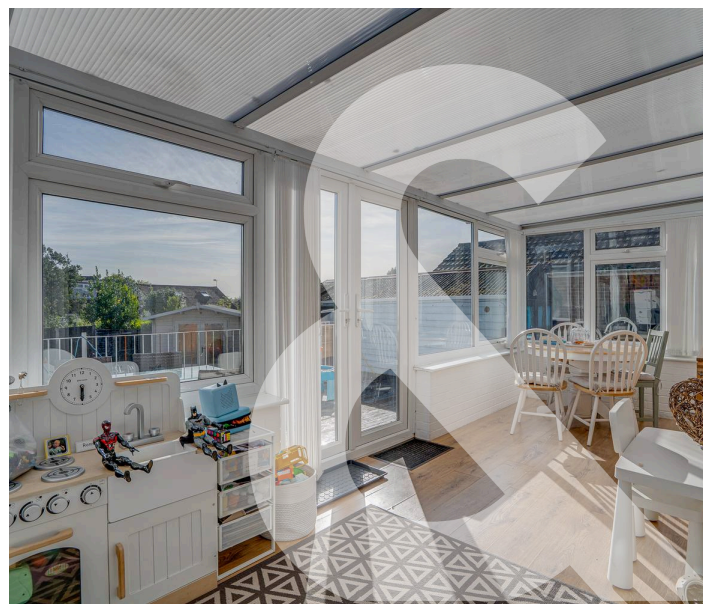
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Two Bedrooms
- Garage & Driveway
- Popular Location
- Spacious Lounge



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Inside

You enter the property into a welcoming entrance hall with doors leading to all rooms. The modern kitchen features a window to the side aspect and is fitted with a range of wall and base units, offering ample cupboards and drawers beneath complimentary worktops.

The lounge is a spacious and bright room with doors opening into the conservatory, which benefits from an air conditioning unit. Further French doors lead out to the rear garden. To the front of the property are two generously sized bedrooms, both served by a modern family bathroom.

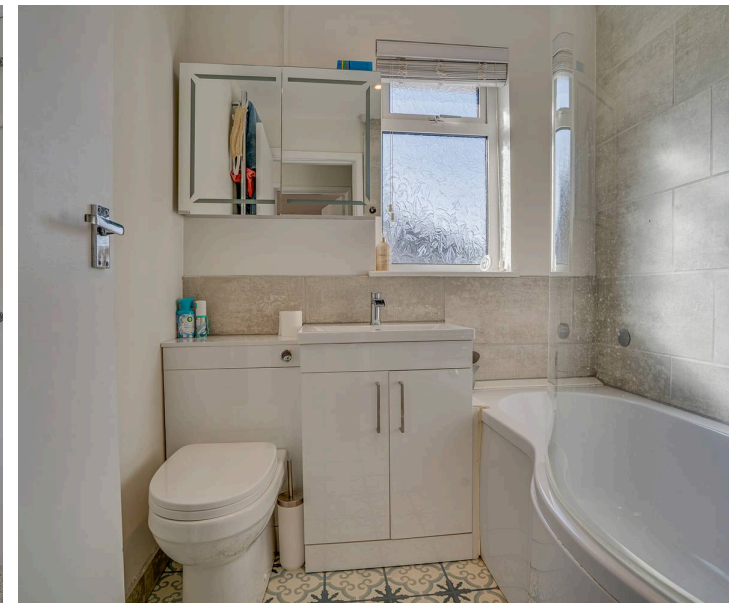
Outside

To the front of the property, a spacious driveway provides ample parking for multiple vehicles. This leads to a garage/workshop and gated pedestrian access to the rear garden.

The rear garden features a raised decked seating area, ideal for relaxing or entertaining guests. There is also a useful shed and a charming summer house. The garden is currently being landscaped to include a new seating area, a footpath, and a lawn, creating a versatile outdoor space perfect for all occasions.



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Chandlers Ford,
SO53 2GG



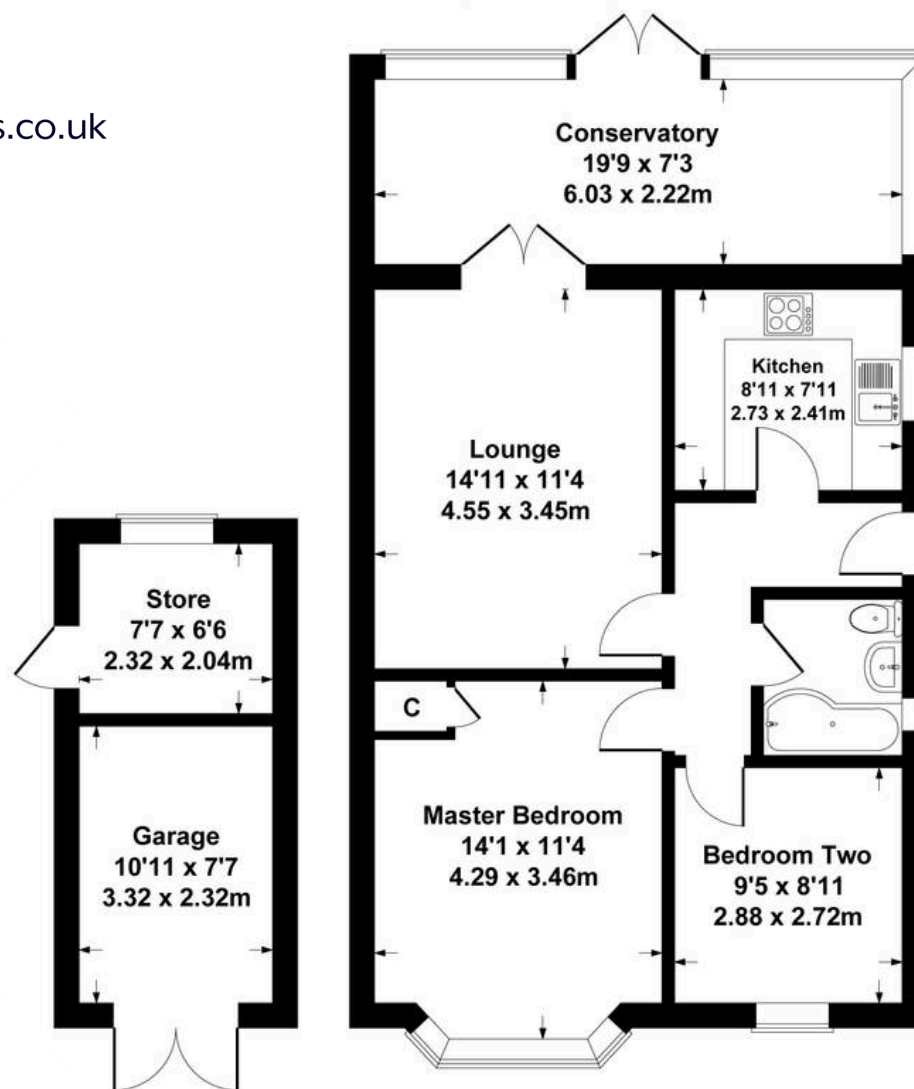
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Approximate Gross Internal Area
904 sq ft - 84 sq m
(Including Outbuilding)



OUTBUILDING

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

**REQUEST
VIEWING**

(GOTTA BE QUICK!)

