



447 Fair Oak Road, Fair Oak - SO50 7AJ

In Excess of £300,000

WHITE & GUARD

447 Fair Oak Road

Fair Oak, Eastleigh

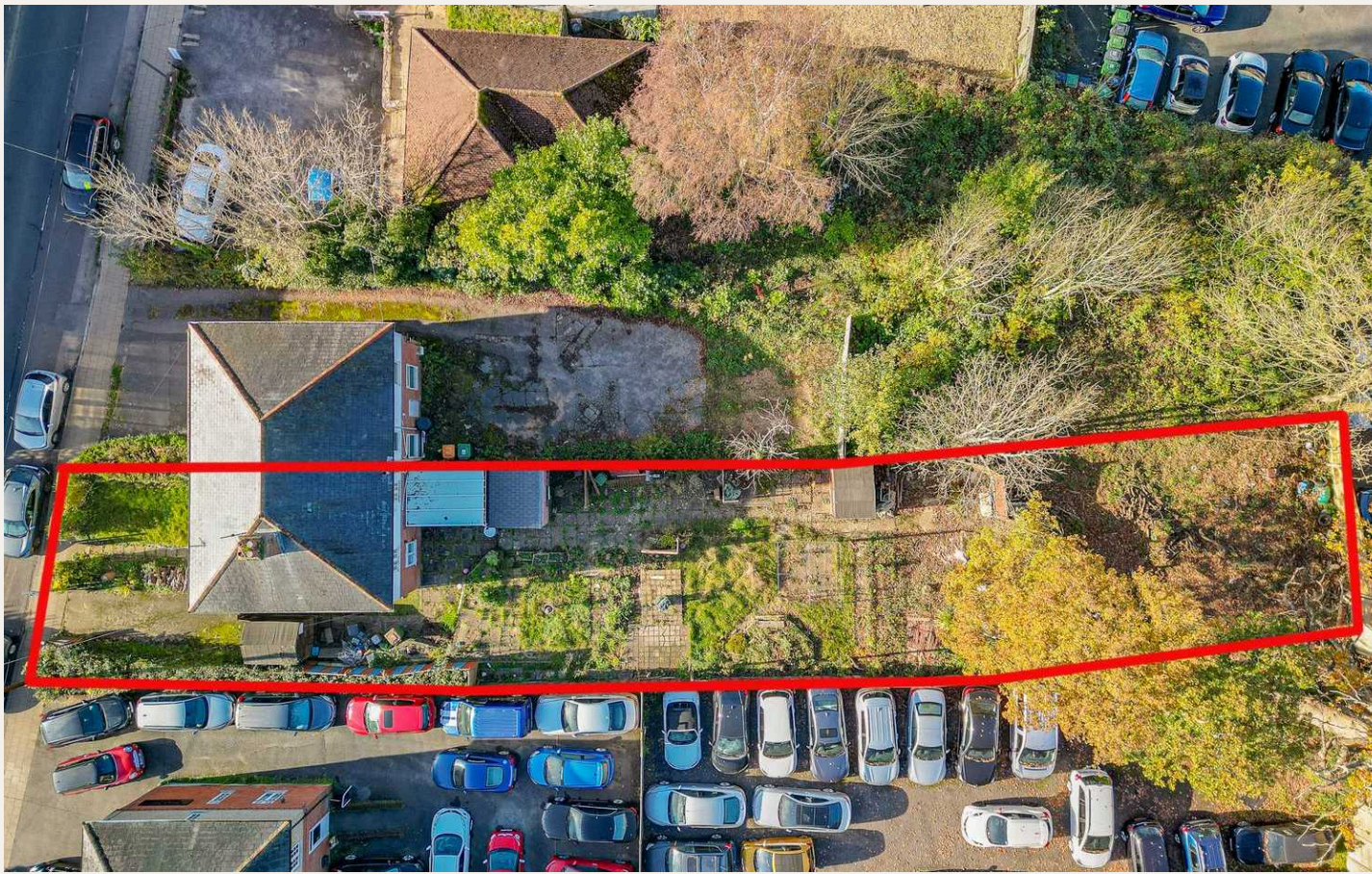
Occupying a central position within Fair Oak village this semi-detached property offers exceptional potential to refurbish the existing dwelling and further development subject to necessary planning consents. Set on a plot extending to 374ft in length and offering a total plot size of 0.14 of an acre this opportunity will be of particular interest to development buyers. Having recently had a double width driveway installed vehicular access is now offered to the front and along one side the property. Available for sale with no forward chain, viewing comes highly recommended.

LOCATION

Located close to Fair Oak village and within walking distance of local schools, shops and amenities, the property is also within catchment for Fair Oak Primary School and Wyvern College for 11-16-year-olds which has academy status. The pretty neighbouring villages of Bishops Waltham and Botley are a stone's throw away with many lovely shops and beautiful walks. Eastleigh and its thriving town centre with mainline railway station is a short drive away, as is Southampton Airport, and the M27 motorway providing access to all routes including Southampton, Winchester, Chichester, Portsmouth, Guildford, and London.

- EASTLEIGH COUNCIL BAND C
- FREEHOLD
- EPC RATING C
- TWO BEDROOM SEMI DETACHED HOUSE
- SCOPE FOR REFURBISHMENT SUBJECT TO PLANNING CONSENT
- SET ON A PLOT OF 0.14 ACRE
- DRIVEWAY





INSIDE

The existing dwelling is a circa 1930's two bedroom semi-detached house which we believe would have originally formed three bedrooms across the first floor, but has subsequently been re-configured. The ground floor provides an enclosed entrance hall with stairs leading to the first floor and a door to one side opens into the living room, which has a bay window to the front elevation, a gas fire and radiator to one wall. Set at the rear of the house, the dining room has a dual aspect and gives access to the kitchen. The kitchen itself comprises a range of wall and base level units with fitted work surfaces over which incorporates an inset sink and drainer and space for a cooker.

A single glazed door to the rear leads to a lean to/utility area which offers further work surfaces and houses a WC and storage room. A double glazed door to one side opens to the garden.

The first floor landing provides access to both bedrooms. Bedroom one set at the front of the house has a range of fitted wardrobes and a further walk in wardrobe. Bedroom two, also a good size double bedroom benefits from fitted wardrobes. The "Jack and Jill" bathroom is accessible from both bedrooms, the sizeable suite consists of a panel enclosed bath with bi-folding shower screen, inset wash hand basin, WC and wall mounted central heating boiler.

OUTSIDE

To the front of the property a double width dropped kerb allows for vehicular access to a tarmacked driveway and there is a lawned front garden to one size. The expansive rear garden is predominantly laid to paving and lawn, enclosed by wood panel fencing to the rear the formal boundary of the property extends beyond the fencing.



SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

BROADBAND

Standard Broadband Up to 21* Mbps download speed Up to 1* Mbps upload speed. This is based on information provided by Openreach.

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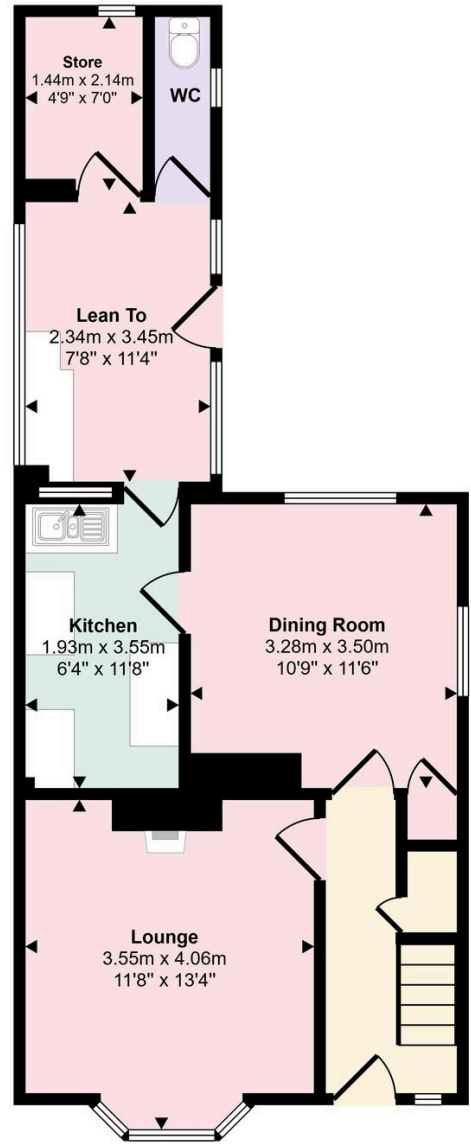
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Disclaimer

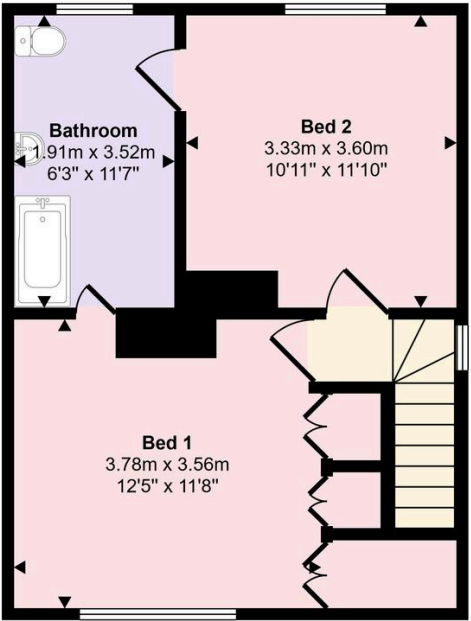
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Approx Gross Internal Area
93 sq m / 1006 sq ft



Ground Floor
Approx 54 sq m / 581 sq ft



First Floor
Approx 39 sq m / 424 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.