



2 Ashlea Close, Fair Oak - SO50 7ED  
£365,000

WHITE & GUARD

# 2 Ashlea Close

Fair Oak, Eastleigh

## INTRODUCTION

An impressive three-bedroom semi-detached family home, ideally situated in this highly sought after location close to local schools, shops and amenities. This lovely property has a good size sitting/dining room, modern fitted kitchen, double glazed conservatory, modern white bathroom suite and outside an enclosed rear garden and a garage with direct access from the property.

## LOCATION

The property is located in the pretty village of Fair oak which has some fantastic local public houses, a local butcher, Baker and other small shops, the property is also within catchment for Fair Oak Primary School and Wyvern College which caters for 11-16 year olds and has academy status. Hedge End and its retail park that include M&S and Sainsburys are also nearby, as is Eastleigh and its thriving centre, broad range of shops, amenities and mainline railway station. Southampton Airport is a stone throw away and all main motorway access routes are also within easy reach.

- EASTLEIGH COUNCIL BAND C
- EPC RATING D
- FREEHOLD
- THREE BEDROOM SEMI DETACHED HOME
- SPACIOUS LOUNGE DINING ROOM
- MODERN FITTED KITCHEN
- CONSERVATORY
- ATTRACTIVE REAR GARDEN
- GARAGE





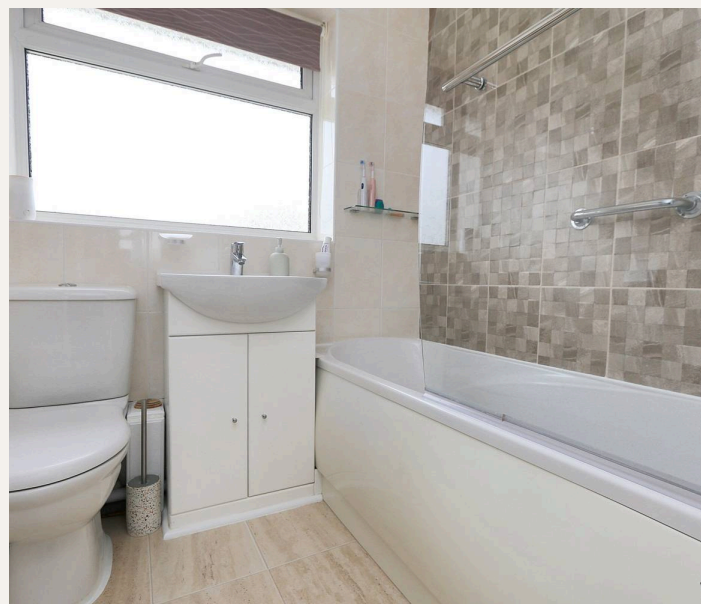
## INSIDE

The front door opens into the entrance hall with stairs leading to the first floor, and a door leading to a sitting/ dining room with a window overlooking the front garden, wood laminate flooring, a feature electric fire and opening to the dining area with space for a table and chairs and sliding doors to the conservatory. From the dining area there is a sliding door through to the kitchen which has a window overlooking the rear garden and has been fitted with a range of eye and floor level units. There are contemporary work tops with an inset single drainer sink unit, a single electric oven, a gas hob and an extractor hood. The layout provides space for appliances including a fridge freezer and washing machine. There is a door to the double-glazed conservatory with a tiled floor, electric heater and a patio door to the rear garden.

On the first floor, the master bedroom has a window to the rear overlooking the front garden, radiator to one wall, built in bedroom furniture including wardrobes. Bedroom two has a window to the rear aspect and offers space for free standing furniture. Bedroom three overlooks the front garden and has a built-in wardrobe and bridge cupboards. The family bathroom has been fitted with a white suite comprising; panel bath with mixer tap and shower attachment, vanity wash hand basin, WC and a heated towel rail.

## OUTSIDE

To the front of the property there is a pathway leading to a picket fence front garden with a selection of flowers and shrubs. The secluded rear garden has been carefully created with flowers, mature shrubs and a lawn area. There is a side access and a door to the shed / workshop which opens up to the garage. The garage has power, light and has driveway parking to the front.



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 : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

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