



7 Mears Road, Fair Oak - SO50 7NB  
£325,000

WHITE & GUARD



# 7 Mears Road

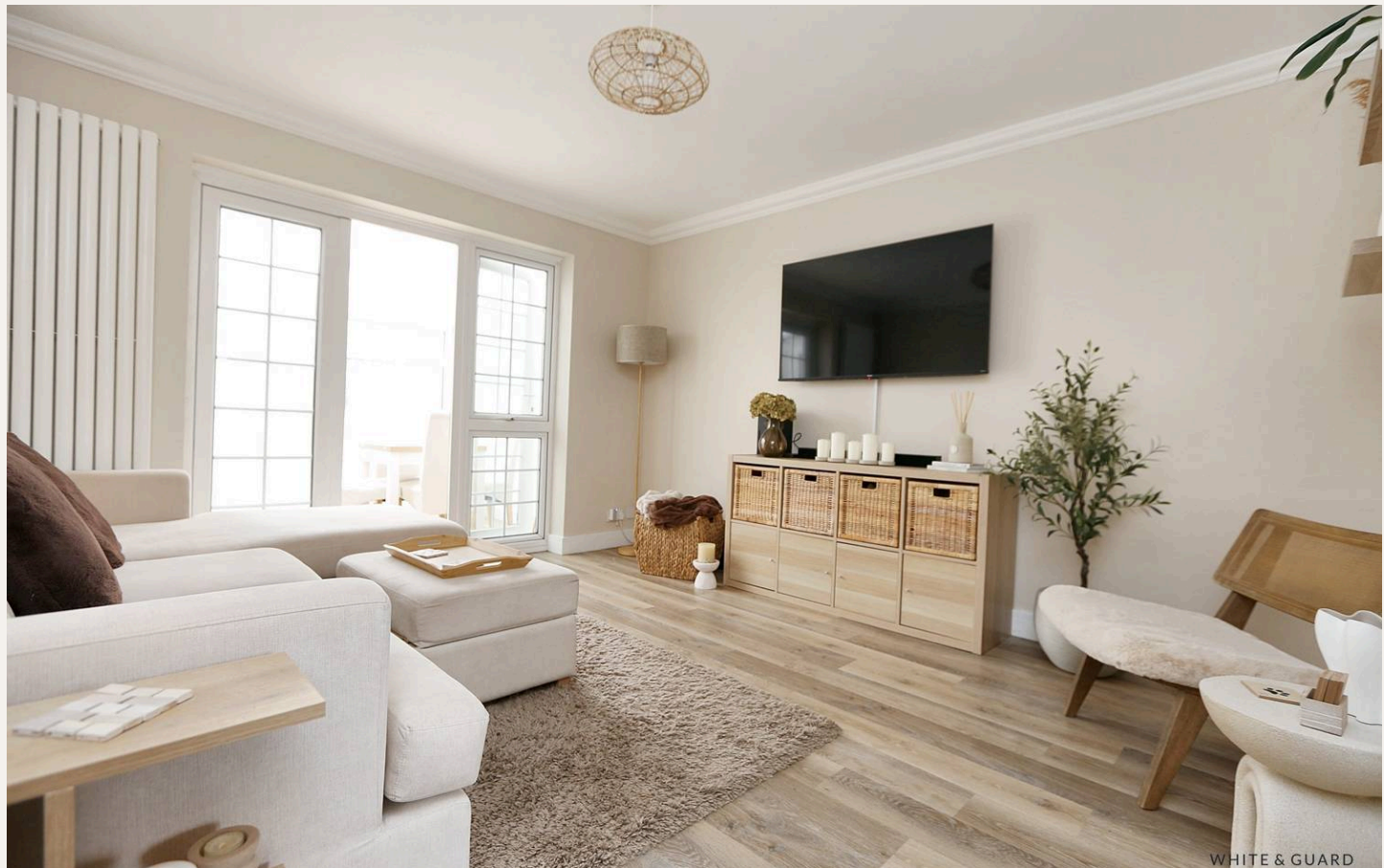
## Fair Oak, Eastleigh

An impressive two/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 been tastefully upgraded and offers spacious flexible accommodation including a good size living room, modern fitted kitchen/breakfast room, converted garage providing a third bedroom/office space/storage, family bathroom, and additional storage space. Outside there is a private landscaped rear garden, with decked seating area and driveway offering off road parking for up to two vehicles. Offered to the market with no onward chain.

### 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 stones throw away and all main motorway access routes are also within easy reach.

- EPC GRADE C
- THIRD BEDROOM / OFFICE
- OFF ROAD PARKING
- FREEHOLD
- EASTLEIGH COUINCIL - BAND C
- LANDSCAPPED REAR GARDEN
- OFFERED WITH A COMPLETE CHAIN





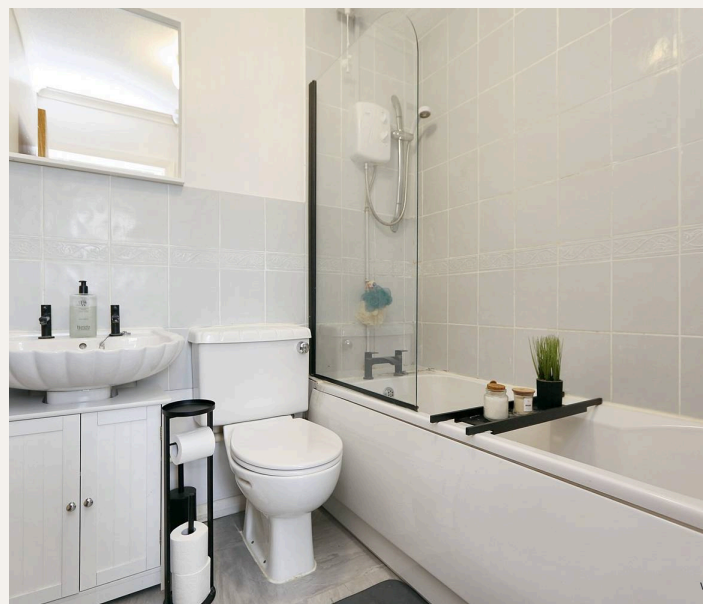


## INSIDE

The front door opens into the entrance hall with stairs leading to the first floor, and a door leading to the well-presented kitchen, which has a window to the front aspect and has been fitted with a range of wall and base units. There is a single oven with extractor over, gas hob, with space and plumbing for appliances including a fridge/freezer and washing machine. A further door leads through to the bright and airy living room which has been laid to oak effect flooring with windows to the rear aspect, access to the lovely conservatory. The conservatory offers a bright space to relax and has been tastefully decorated, with French doors leading to rear garden and a further door leading through to the converted garage, which could be used as a third bedroom or home office, there is also a separate storage area to the rear. On the first floor, the master bedroom has a window to the rear overlooking the garden, radiator to one wall and space for storage furniture. Bedroom two has a window to the front aspect and offers fitted wardrobes. The family bathroom has been fitted with a white suite comprising; panel bath with electric shower over, pedestal wash hand basin and WC.

## OUTSIDE

To the front of the property there is a driveway offering off road parking for up to two vehicles. The secluded rear garden has been landscaped and offers a decked seating area, a further paved seating area ideal for entertaining with the rest of the garden mainly laid to artificial lawn.



## 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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## 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.



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PRS Property Redress Scheme

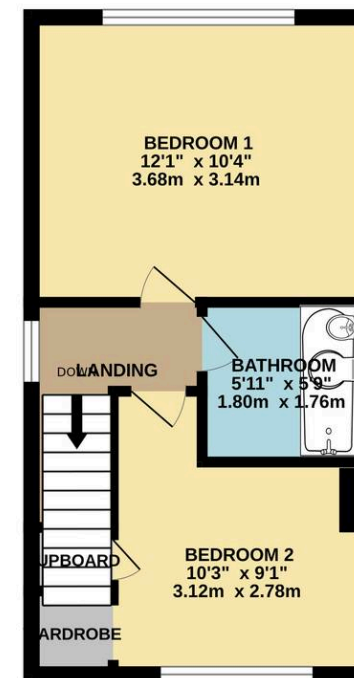
Zoopla



GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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