



2 Latham Close, Fair Oak - SO50 8FD

In Excess of £340,000

WHITE & GUARD

2 Latham Close

Fair Oak, Eastleigh

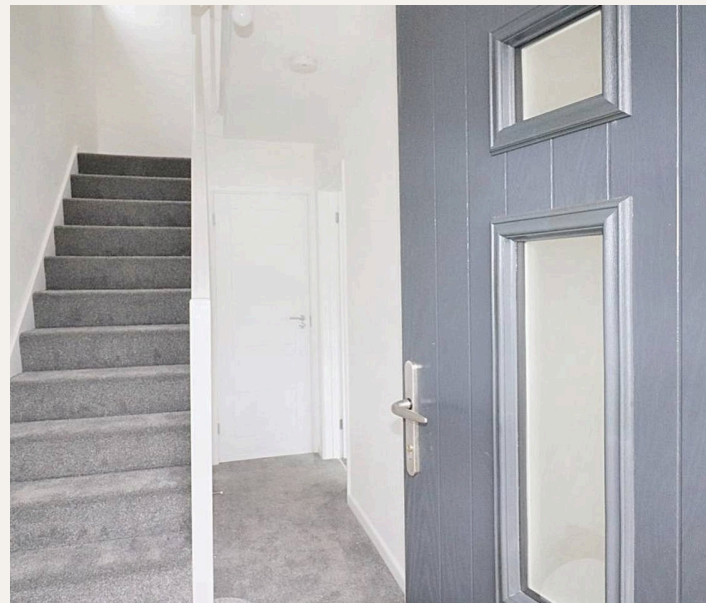
INTRODUCTION

This modernised and extended three bedroom semi-detached home comes to the market in fantastic condition throughout in a quiet road in the highly sought after area of Fair oak, the property offers a wealth of accommodation and comprises of an entrance hall, sitting/dining room, modern extended kitchen/ breakfast room, utility room, cloakroom, first floor there are two large double bedrooms, a single room and modern family bathroom. Outside the property benefits from a driveway to the front, carport and a rear garden, this really is a must-see property so call now to book your viewing.

LOCATION

The property is within catchment for Fair Oak primary school and only minutes away from 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 is also nearby, as is Eastleigh and its thriving centre, broad range of shops and amenities and mainline railway station. Southampton Airport is a stones throw away and all main motorway access routes are also within easy reach.

- EASTLEIGH COUNCIL BAND C
- EPC RATING D
- FREEHOLD
- EXTENDED THREE BEDROOM SEMI DETACHED HOME
- LIVING DINING ROOM
- MODERN KITCHEN BREAKFAST ROOM
- MODERN BATHROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY AND ENCLOSED CARPORT





INSIDE

Upon entering the property, you are welcomed by the entrance hall which has doors into the great sized living/dining room and cloakroom. The living/dining room spans 24ft and has a front aspect window. The kitchen has a double glazed window to the rear aspect and a door that leads out to the garden and has been fitted with a superb range of white glossy eye level cupboards and matching base units with contemporary style work surfaces, tiled splashbacks and an inset stainless steel sink. There is a fitted stainless steel oven and induction hob with splashback and an extractor hood over, as well as space for a fridge. There is a utility room with space for a washing machine, space for a tumble dryer, walls units and a window to the side.

As you head upstairs you will find the landing which has a storage cupboard, access to the loft space and doors leading to all three bedrooms and the family bathroom. The master bedroom is to the front and is a good size with a double glazed window to the front aspect and bedroom three is alongside this, again with a double glazed window to the front aspect and a fitted cupboard. The family bathroom is to the rear with a double glazed window to the rear aspect and has been fitted with a modern white three piece suite comprising a panel enclosed bath with chrome mixer bar shower over, vanity wash hand basin, a low level W/C and complimentary tiling to the walls and floor. Bedroom two is then alongside this and has a double glazed window to the rear that overlooks the rear garden.



OUTSIDE

The front of the property has been mainly laid to driveway giving off road parking leading to a carport with an up and over garage door and the rear garden is enclosed by wood panel fencing and has been mainly laid to lawn with flower and shrub borders and a patio area.

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.

T: 023 8202 2199

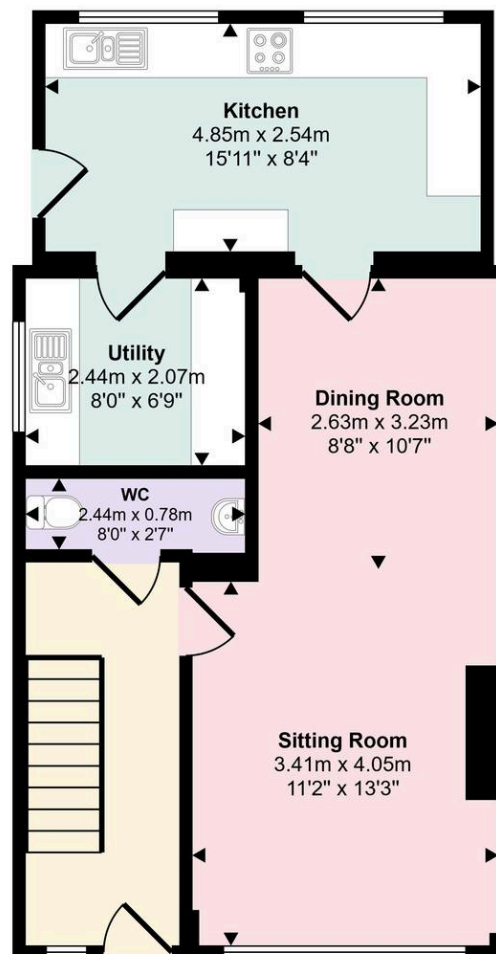
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Disclaimer

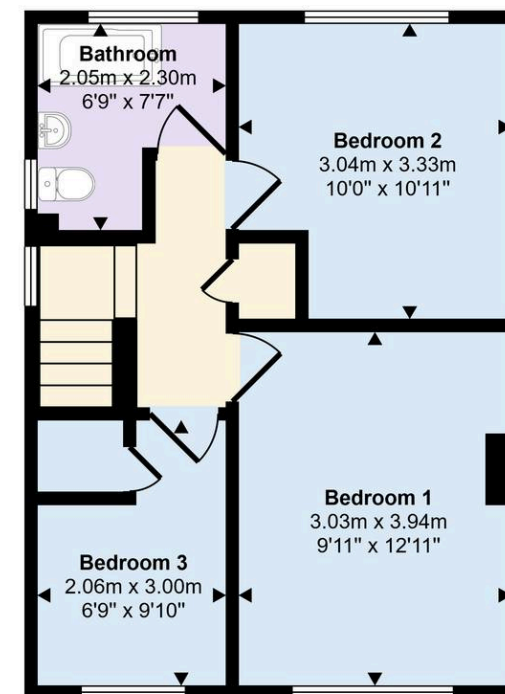
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically 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
92 sq m / 985 sq ft



Ground Floor
Approx 53 sq m / 569 sq ft



First Floor
Approx 39 sq m / 416 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.