

Connells

Grangewood Court Grangewood Gardens Fair Oak Eastleigh

# Grangewood Court Grangewood Gardens Fair Oak Eastleigh SO50 8EA







## **Property Description**

Offered with no forward chain, this threebedroom end-of-terrace home is ideally situated in the sought-after area of Fair Oak. Perfect for families or first-time buyers, the property benefits from excellent travel links and local amenities nearby.

To the front of the property, you'll find two allocated parking spaces, providing convenient off-road parking.

Upon entering, a welcoming entrance hall leads to a handy downstairs cloakroom and a spacious kitchen/diner, offering ample room for appliances and family dining.

The generous lounge provides a comfortable living area with direct access to the conservatory, which overlooks the low-maintenance, fully paved rear garden with rear access.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

While some modernisation is required, this property presents a fantastic opportunity to create a wonderful family home in a desirable location.

#### **Entrance Hall**

Radiator

#### Cloakroom

Double glazed window to front aspect. Toilet. Wash hand basin. Radiator. Extractor fan.

## Lounge

15' 4" x 11' 7" ( 4.67m x 3.53m )

Double glazed window to rear aspect. Door double glazed door to conservatory. Under stairs cupboard. Radiator x2. TV port. Internet port.

### **Kitchen**

14' 3" x 8' 5" ( 4.34m x 2.57m )
Double glazed window to front aspect.
Fitted kitchen with wall and base units.
Space for appliances. Radiator. Boiler on wall.

### Conservatory

12' 4" x 6' 9" ( 3.76m x 2.06m ) Double doors to garden. Electrics. Radiator.

## Landing

Storage cupboard. Shelving. Loft access.

## **Bedroom 1**

14' 5" x 8' 6" (  $4.39m \times 2.59m$  ) Double glazed window to front aspect. Radiator. Laminate flooring.

## Bedroom 2

11' 6" x 8' 5" (  $3.51 \, \text{m} \times 2.57 \, \text{m}$  ) Double glazed widow to rear aspect. Radiator.

### Bedroom 3

8' 5" x 6' 2" ( 2.57m x 1.88m ) Double glazed window to front aspect. Built in storage/ wardrobe space.

### **Bathroom**

Double glazed window to rear aspect. Toilet. Wash hand basin. Bath. Radiator.

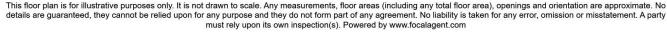
## Outside

To the front. Two allocated parking spaces. To the rear. Low maintenance fully paved rear garden. Rear access via walkway.









To view this property please contact Connells on

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EPC Rating: C Council Tax Band: C

view this property online connells.co.uk/Property/EGH309098





Tenure: Freehold





<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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