

2 Aisling Court, Botley Road, Fair Oak, Eastleigh, SO50 7AP



### *welcome to* 2 Aisling Court, Botley Road, Fair Oak, Eastleigh, SO50 7AP

Fox & Sons welcome to the market this Four bedroom, very spacious, modern style home, situated in the sought after location of Horton Heath. The property is well portioned throughout ideal for those needing some extra space or a perfect family home.

The property falls into Wyvern College & The Kings School catchments areas. Easy access to local bus routes, motorway links and close proximity to all amenities.

The ground floor benefits from a separate kitchen, utility room, downstairs toilet, dining room and lounge perfect for those looking for a large social living space.

On the first floor you will find master bedroom with an ensuite, two bedrooms both serviced by the family bathroom. Following on the second floor is a larger bedroom.

The accommodation also benefits from a garage, double glazing and gas central heating throughout. Externally to the front of the gated development property there is a car port providing off road parking.

Private rear gardens also has a patio area with table and chairs along with laid to lawn surrounding.

# Contact us directly on 02380618522 to arrange an internal viewing!!













#### Total floor area 148.9 m<sup>2</sup> (1,603 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### welcome to

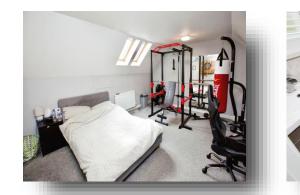
## 2 Aisling Court, Botley Road, Fair Oak, Eastleigh, SO50 7AP

- Four Bedroom
- Detached Property
- Gated Complex
- Modern Style Throughout
- Car Port

Tenure: Freehold EPC Rating: C

- Ensuite Off Master Bedroom
- Downstairs Toilet
- Utility Room

# £475,000





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Please note the marker reflects the postcode not the actual property



Property Ref: ELH106112 - 0002 1. 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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