



RICHMONDS

## Yew Tree Close, Fair Oak, Southampton, SO50 7GP

£650,000

This 4/5 bedroom detached, non-estate family home offers a wealth of features and over 2000 sq. ft. of accommodation.

Yew Tree Close is an extremely desirable location offering excellent commuter links and is walking distance to local schooling and the village amenities.

The property has a wonderful layout which offers some open plan living together with two additional reception rooms, the sitting room boasting a cosy wood burner with inglenook fireplace as well as a large open plan entrance reception area with galleried landing above. The remaining ground floor area at the rear of the property is open plan leading onto the sunny aspect rear garden.

On the first floor, the home offers 4 good-sized bedrooms with an ensuite bathroom from the master. A high level of interest is anticipated so an internal inspection is strongly recommended.

### Other Information

Tenure: Freehold  
Approximate Age: 1950's  
Heating: Gas central heating  
Windows: Double glazing  
Loft: Insulated and part boarded  
Energy Rating: C  
Sellers Position: Moving locally

### Local Information:

Council Tax: D  
Local Authority: Eastleigh Borough Council



# Yew Tree Close, Fair Oak, Eastleigh, SO50

Approximate Area = 1992 sq ft / 185 sq m  
 Limited Use Area(s) = 24 sq ft / 2.2 sq m  
 Total = 2016 sq ft / 187.2 sq m

For identification only - Not to scale

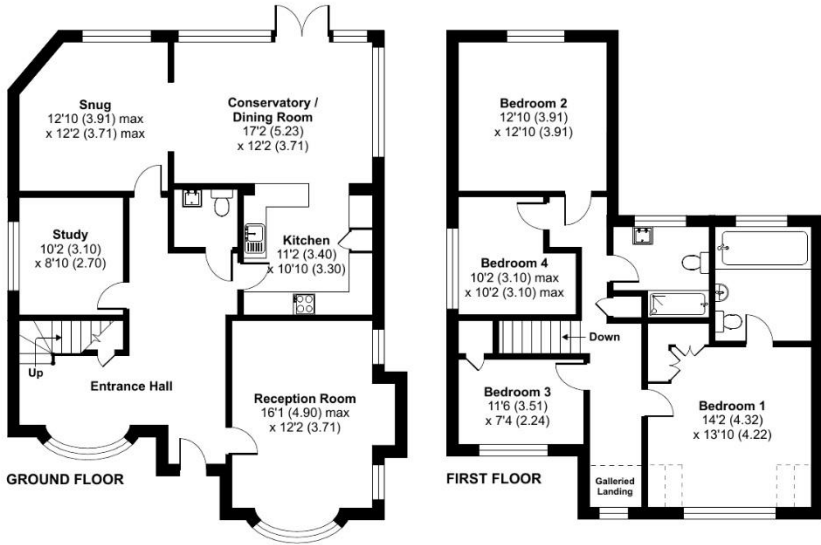


Denotes restricted head height



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2024. Produced for Richmonds Property Services Ltd. REF: 1117971

**Agents Note:** The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

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