





Bitterne
023 8042 2600



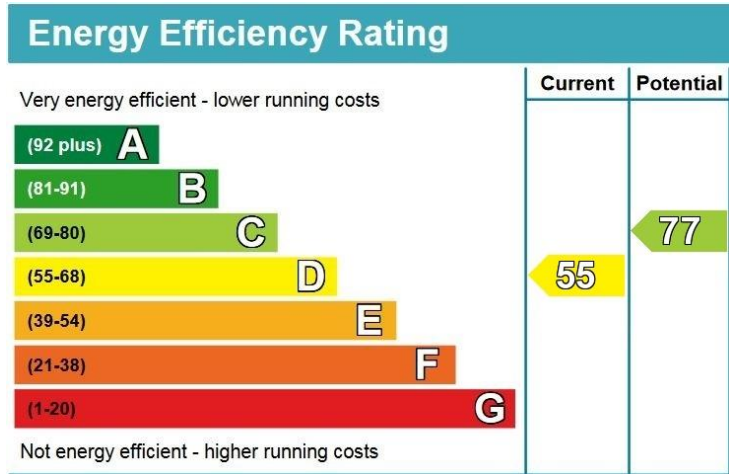
10 Fairfax Mews, Thornhill , Southampton, Hampshire, SO19 6DY

Offers Over £360,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Fairfax Mews! Beautifully presented is this three bedroom detached family home set in quiet leafy cul-de-sac. Falling under Eastleigh Borough Council the home is within easy vicinity to all amenities including Hedge End Town Centre, West End Village, Bitterne and the M27. Boasting ample off road parking to the front with integral garage and wide side access. Step inside into a warm and inviting entrance hallway with access to a downstairs w/c, and stylish fitted kitchen to the front access hosting integral appliances. Spanning the full width of the rear is a 22ft lounge diner with walnut wood panelling and sliding doors heading out to the garden. The upstairs continues to impress with brand new fitted carpets, three spacious bedrooms with the master complementing bespoke fitted wardrobes. Main family bathroom with a four piece suite.

Further benefits include, gas central heating, full UPVC double-glazing and internal access to the garage.



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Approach:
Driveway providing off-road parking for multiple cars.

Entrance Hall:
Textured and coved ceiling, door to under stairs storage, radiator, doors to:

Kitchen
7' 9" (2.36m) x 10' 10" (3.30m)::
Smooth and coved ceiling with spotlights inset, double glazed window to front, range of wall, base and drawer units with work surface over, integrated microwave, stainless steel sink with drainer inset, induction hob and electric oven, fridge/freezer, dishwasher and washing machine, radiator.

Lounge/Diner
22' 10" (6.96m) x 12' 3" (3.73m)::
Textured and coved ceiling, double glazed sliding door to rear, double glazed window to rear, fireplace with surround, dado rail with panelling, stairs rising to first floor.

Landing:
Textured and coved ceiling, double glazed window to side, doors to: storage cupboard housing boiler, hatch providing access to loft space.

Bedroom One
12' 5" (3.78m) x 12' 6" (3.81m) max::
Textured and coved ceiling, double glazed window to rear, dado rail, fitted wardrobes, radiator.

Bedroom Two
11' 11" (3.63m) x 10' (3.05m) max::
Textured and coved ceiling, double glazed window to side and rear, dado rail, fitted wardrobes, radiator.

Bedroom Three
7' 4" (2.24m) x 13' 6" (4.11m) max::
Textured and coved ceiling, double glazed window to front, radiator.

Bathroom :
Textured and coved ceiling, double glazed obscured window to front, four-piece suite comprising: panel enclosed bath, shower cubicle, wash hand basin, WC, tiling to principal areas, radiator, tiled floor.

Garden:
Fence enclosed rear garden, patio area leading to shingle seating area, bar.

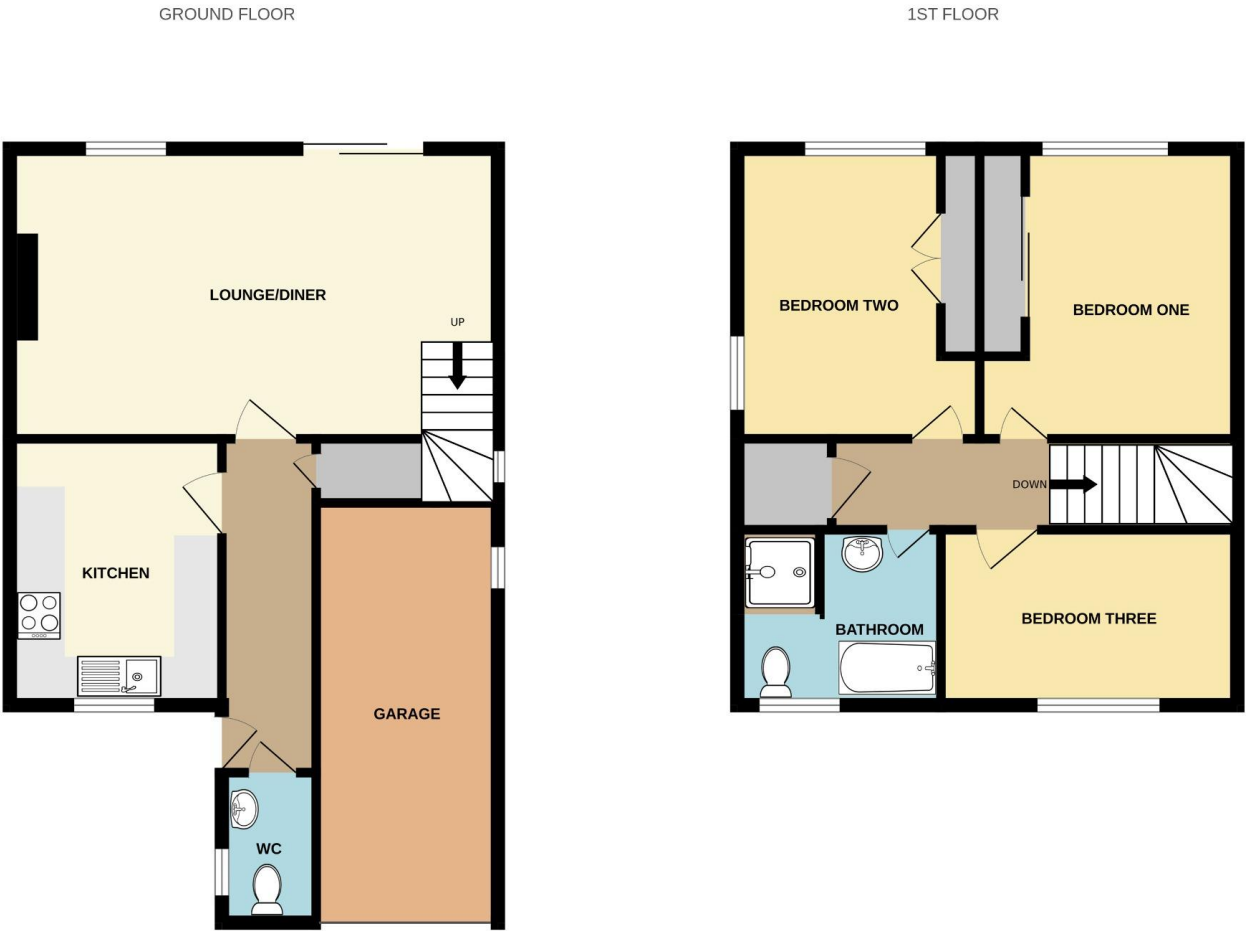
Garage

Services
Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band
Band D

Sellers Position
Buying On

Offer Check Procedure
If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.



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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Bitterne 249 Peartree Avenue Bitterne SO19 7RD 023 8042 2600	Shirley 391 Shirley Road Shirley SO15 3JD 023 8078 0787	Woolston 24 Portsmouth Road Woolston SO19 9AB 023 8039 3255	Auction Department 62 High Street West End SO30 3DT 023 8047 4274	Lettings & Block Management 2-4 New Road Southampton SO14 0AA 023 8071 0402	Do you need an Energy Performance Certificate? Field Palmer are able to offer EPC services across Hampshire and the south of England. We can offer mortgage advice Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.	
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