



1 White Tree Close, Fair Oak - SO50 7FE

In Excess of £315,000

WHITE & GUARD

1 White Tree Close

Fair Oak, Eastleigh

INTRODUCTION

Set within this gated development of thoughtfully designed modern homes, this well-proportioned property comes with a lovely light and airy lounge/diner, modern kitchen and bathroom and two bedrooms, the master of which is ensuite. Additional benefits include parking to the front and an attractive rear garden, with both paved and decked patio areas.

LOCATION

Set within the village of Fair Oak, only a short drive from the historic city of Winchester. Fair Oak is an excellent community which offers many shops, popular restaurants and is only a short stroll away from Wyvern College, which is a secondary school that caters for 11-16 years olds. There is also a network of footpaths and bridleways for walking and riding in the surrounding woodlands and countryside. Eastleigh town is only a 10-minute drive with its variety of shops, restaurants, sports facilities and a cinema and bowling complex. The area enjoys excellent transport links via the M27, M3 and railway networks.

- EASTLEIGH COUNCIL BAND C
- EPC RATING C
- FREEHOLD
- TWO BEDROOM SEMI DETACHED HOME
- WELL PRESENTED THROUGHOUT
- LOUNGE/DINER
- MODERN KITCHEN
- ENSUITE TO MASTER BEDROOM
- ATTRACTIVE REAR GARDEN





INSIDE

The house is approached via a pathway that leads up to the double glazed front door that takes you through to the inviting entrance hall. The hallway has a cupboard to one side that provides useful storage space, a door through to a modern cloakroom with an opening to one side through to the kitchen. The kitchen has a window overlooking the front of the house and is fitted with a matching range of modern wall and base units, has a built in electric oven and gas hob with extractor over along with further appliance space. The room also has complimentary tiling. There is then a good size lounge/dining room that enjoys lovely views over the rear garden and has a set of French doors at the end as well as TV and various power points with a staircase to one side that leads to the first floor with under stairs storage space. On the first floor landing there is access to the loft with a door through to the master bedroom. This room has a window overlong the rear garden, fitted wardrobes and a door to one side through to the ensuite. The ensuite has been fitted with a shower cubicle, has a wash hand basin set into a vanity unit with cupboard below and matching WC, the room also has a heated towel rail, spotlights and is fully tiled. Bedroom two, which is also a good size double room, overlooks the front of the house and has a TV point to one wall. The family bathroom has a panelled bath with telephone shower attachment over, wash hand basin set into a vanity and low level WC.



OUTSIDE

Outside to the front of the house there is a driveway providing off road parking with a low maintenance front garden. To the rear the garden has both paved and decked patio areas, leaving the rest of the garden laid to lawn with a shed and covered bar/seating area to the side.

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 ; Standard Broadband Up to 24 Mbps download speed Up to 1 Mbps upload speed. This is based on information provided by Openreach.

Service charges : £143.39 1st Sept 2023 - 1st February 2024 paid 6 monthly

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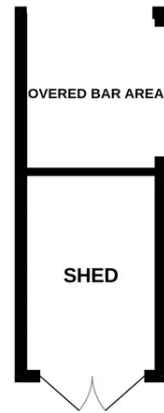
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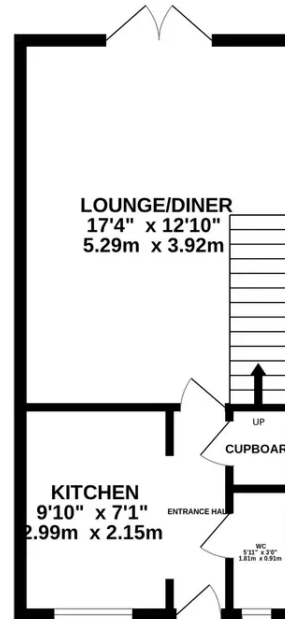
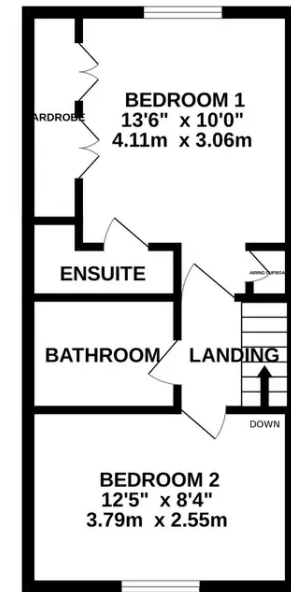
Disclaimer

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.

GROUND FLOOR



1ST FLOOR



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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