



51 Shorts Road, Fair Oak - SO50 7EJ
£350,000

WHITE & GUARD

51 Shorts Road

Fair Oak, Eastleigh

INTRODUCTION

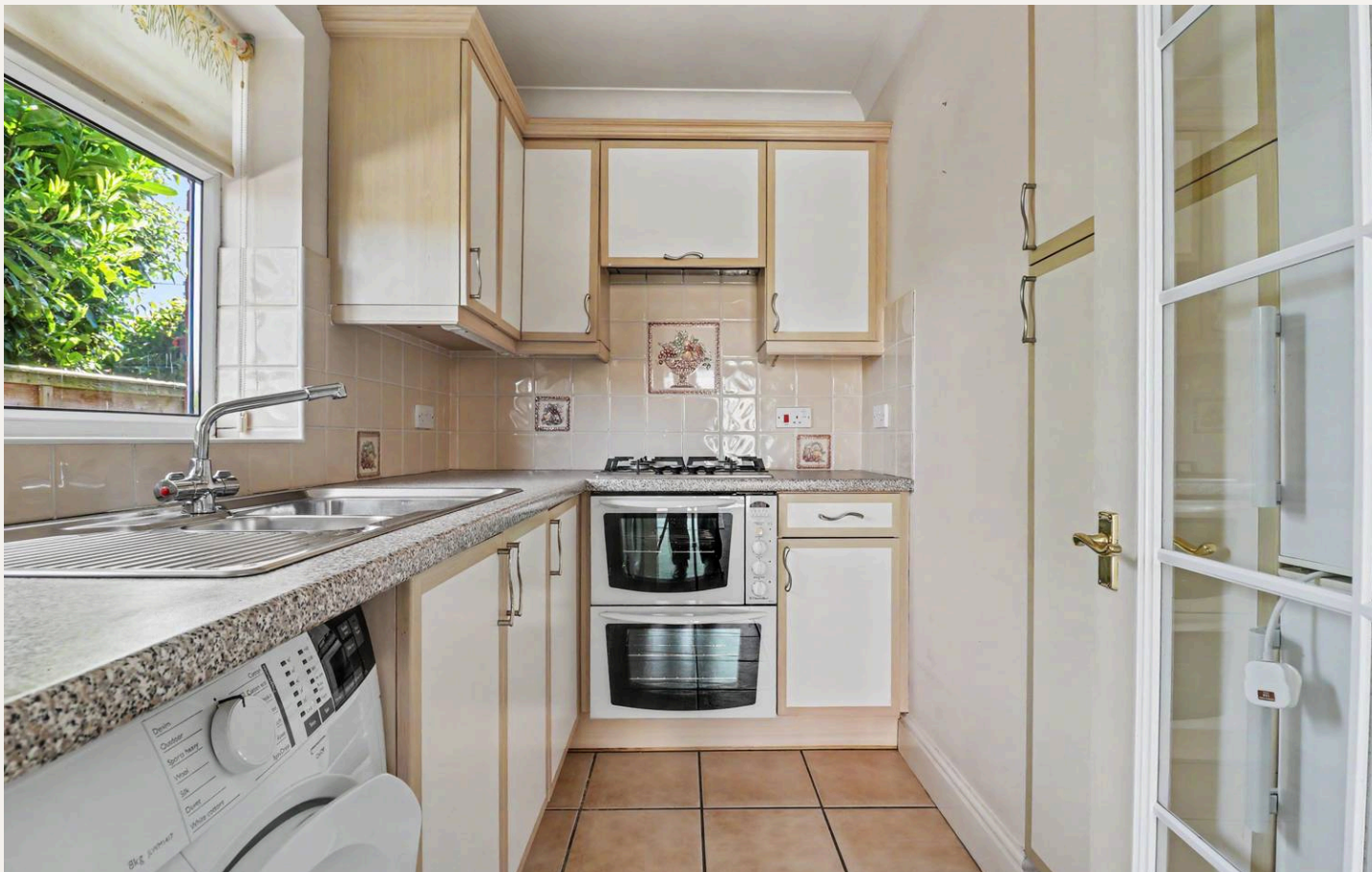
A deceptively spacious two bedroom bungalow, pleasantly situated in a well established and popular residential area of Fair Oak, ideally positioned within close proximity of Fair Oak village centre and its excellent range of local amenities. The property offers well balanced accommodation throughout, together with a conservatory, private rear garden and integral garage, making it particularly appealing to downsizers and those seeking convenient single storey living.

LOCATION

The property is conveniently located within easy reach of Fair Oak village centre, which offers a varied selection of local shops, a post office, cafés, pharmacies and everyday amenities, along with regular bus services. The area is also well placed for access to Eastleigh, Winchester and Southampton, making it a particularly practical and desirable location.

- EASTLEIGH COUNCIL BAND D
- FREEHOLD
- EPC RATING C
- NO CHAIN
- TWO BEDROOM DETACHED BUNGALOW
- LOUNGE DINING ROOM
- CONSERVATORY
- ENCLOSED PRIVATE GARDEN
- GARAGE AND DRIVEWAY





INSIDE

The accommodation is entered via a central entrance hall, which provides access to all principal rooms and offers useful storage space. The lounge/diner is a double aspect bright room which is suitable for both relaxing and dining, with space for a dining table and chairs. A particular feature of this room is the direct access into the conservatory, which enjoys a pleasant outlook over the rear garden and provides an additional flexible living space, ideal as a sitting area or garden room. The kitchen is situated just off of the lounge/diner and is fitted with a range of base and wall units with complementary work surfaces, space for appliances and a side window providing natural light. There are two well sized bedrooms, the main bedroom is to the front and offers ample space for bedroom furniture, whilst the second bedroom is ideal as a guest room, study or hobby room and overlooks the garden. The accommodation is completed by a shower room, fitted with a shower enclosure, wash hand basin and WC.

OUTSIDE

The property enjoys a private and enclosed rear garden, mainly laid to lawn with established borders and paved areas, offering a pleasant setting and scope for future landscaping or seating areas. There is also the benefit of an integral garage with internal access, providing either secure parking or valuable storage



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: Fibre to the Cabinet Broadband Up to 15

Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

T: 023 8202 2199

457 Fair Oak Road, Fair Oak,
Southampton, Hampshire, SO50 2AJ
E: fairoak@whiteandguard.com
W: whiteandguard.com

ANTI-MONEY LAUNDERING REGULATIONS

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

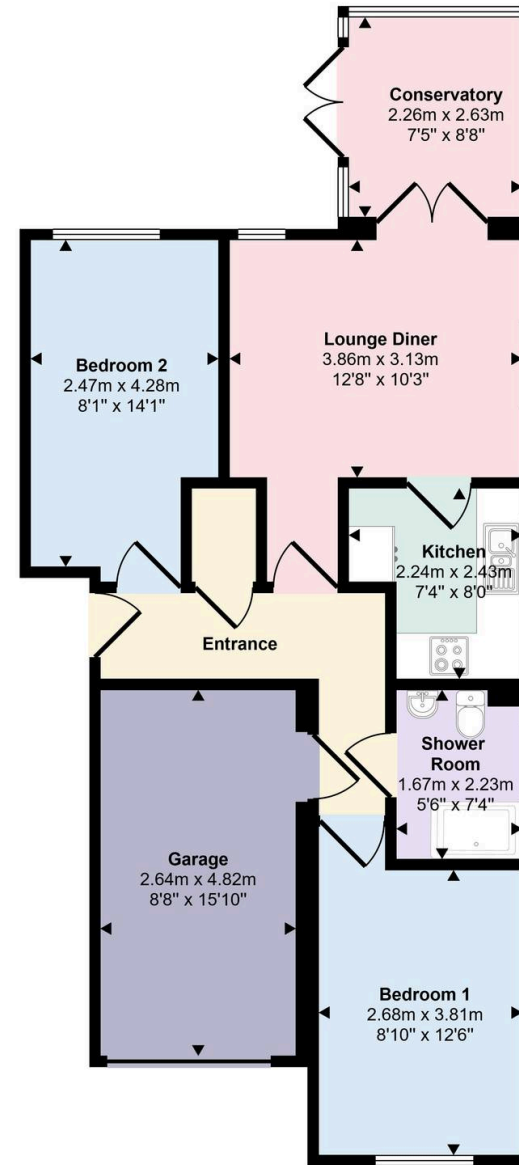
DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or 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.

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Approx Gross Internal Area
74 sq m / 797 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.