



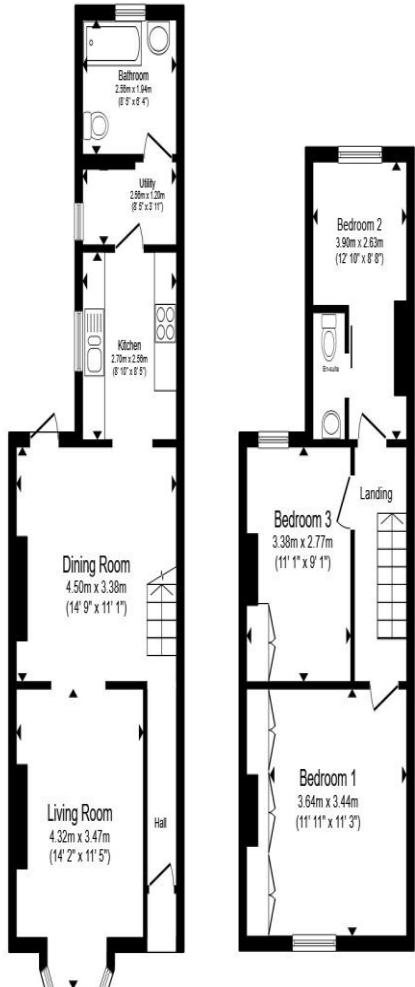
Ivylea, Botley Road, Fair Oak, EASTLEIGH. SO50 7AP

fox & sons

**welcome to
Ivylea, Botley Road, Fair Oak, EASTLEIGH**

A modern and beautifully maintained three-bedroom mid-terrace home in Fair Oak, offering spacious living accommodation, contemporary kitchen and bathroom, and private rear garden. A beautiful home ready to move straight-into.





Ground Floor

First Floor

Total floor area 88.9 m² (957 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.propertybox.io



Front Garden

Entrance Porch

Entrance Hall

Living Room

14' 2" x 11' 5" (4.32m x 3.47m)

Dining Room

14' 9" x 11' 1" (4.50m x 3.38m)

Kitchen

8' 10" x 8' 5" (2.69m x 2.57m)

Utility Room

8' 5" x 3' 11" (2.57m x 1.19m)

Bathroom

8' 5" x 3' 11" (2.57m x 1.19m)

Landing

Bedroom 1

11' 11" x 11' 3" (3.63m x 3.43m)

Bedroom 2

12' 10" x 8' 8" (3.91m x 2.64m)

Bedroom 3

11' 1" x 9' 1" (3.38m x 2.77m)

Rear Garden

Outbuildings

welcome to

Ivylea Botley Road, Fair Oak EASTLEIGH

- BEAUTIFULLY MAINTAINED AND MODERN THROUGHOUT
- BAY WINDOW IN LIVING ROOM
- CONTEMPORARY FITTED KITCHEN WITH ADDITIONAL UTILITY SPACE
- GROUND FLOOR BATHROOM
- W/C OFF MASTER

Tenure: Freehold EPC Rating: C

Council Tax Band: D



view this property online fox-and-sons.co.uk/Property/ELH106894

Directions to this property:

From our Eastleigh office:

Head towards Regal Walk

Turn left onto Wells PI

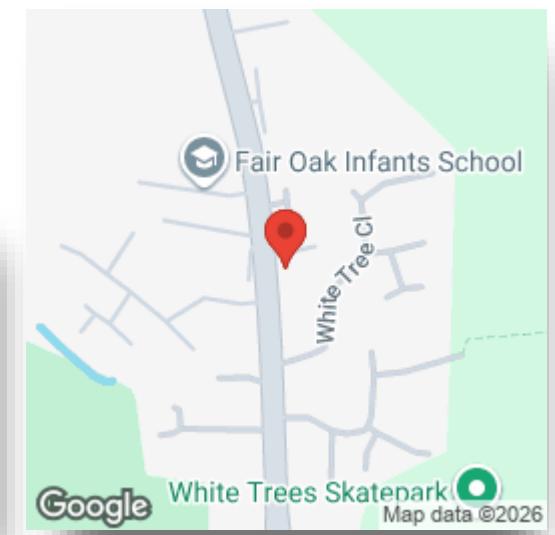
At the roundabout, take the 1st exit onto Southampton Rd/A335

Continue to follow A335

At the roundabout, take the 4th exit onto Bishopstoke Rd/B3037

Turn right onto Botley Rd/B3354

The property will be on your left and indicated by a Fox and Sons 'For Sale' board.



Please note the marker reflects the postcode not the actual property



Property Ref:
ELH106894 - 0003

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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