



6 Grangewood Gardens, Fair Oak - SO50 8ER

In Excess of £280,000

WHITE & GUARD

# 6 Grangewood Gardens

Fair Oak, Eastleigh

## INTRODUCTION

This well presented, three bedroom semi detached home is situated in the popular location of Fair Oak close to local schools, shops and amenities. Accommodation briefly comprises an enclosed porch, entrance hall, kitchen, spacious living room with a separate dining area and sunroom/conservatory. On the first floor there is a master bedroom, two further bedrooms and well-appointed modern shower room. There are wrap around gardens to the front, side and rear. There is also a garage located in a block.

## LOCATION

The property is in the heart of Fair Oak village and is within catchment for Fair Oak's primary schools and only minutes away from Wyvern College which caters for 11-16-year-olds and has academy status. Hedge End's retail park, which includes M&S and Sainsburys, is also nearby, as is Eastleigh's thriving town centre, which offers a broad range of shops and amenities including a mainline train station. Southampton Airport and all main motorway access routes are also within easy reach.

- EASTLEIGH COUNCIL BAND C
- EPC RATING D
- FREEHOLD
- THREE BEDROOM SEMI DETACHED HOME
- SITTING ROOM
- DINING ROOM
- NO ONWARD CHAIN
- WRAP AROUND GARDEN
- GARAGE IN A SEPARATE BLOCK





## INSIDE

A short pathway through the front garden leads to an enclosed porch and a double-glazed front door which then leads through a glazed door to the entrance hall, with stairs leading to the first floor, a built-in storage cupboard and doors to all principal rooms. The well-proportioned double aspect sitting / dining room has a window overlooking the front garden, a feature fireplace with stone hearth and a set of French doors leads out on to the rear garden. A further door from the right of the entrance hall leads through to the kitchen with a range of eye and floor level units, contemporary work surfaces with a one and a half bowl single drainer sink unit with a mixer tap. There are integrated appliances including a dish washer, fridge freezer, oven, hob and extractor hood. There are wood effect laminate floors and tiled splashbacks around the sink area and a window overlooking the rear garden. There is a sunroom off the kitchen with double glazed windows and patio doors, to a raised deck area.

On the first floor there are three well proportioned bedrooms and a shower room. The master bedroom has a window overlooking the front aspect. Bedroom two is a double room with window overlooking the rear garden and bedroom three has a window overlooking the front. There is a well-appointed shower room has an obscured double glazed window to the front and has been fitted with a modern white suite comprising a walk in shower cubicle with a wall attached shower fitting, vanity wash hand basin and low level WC, there is a heated towel rail and a window to the rear.

## OUTSIDE

To the front of the property there is a paved pathway leading to the front door. The area gardens to three sides including an enclosed side and rear garden with a raised deck seating area. There is a garage in a separate block.



**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.

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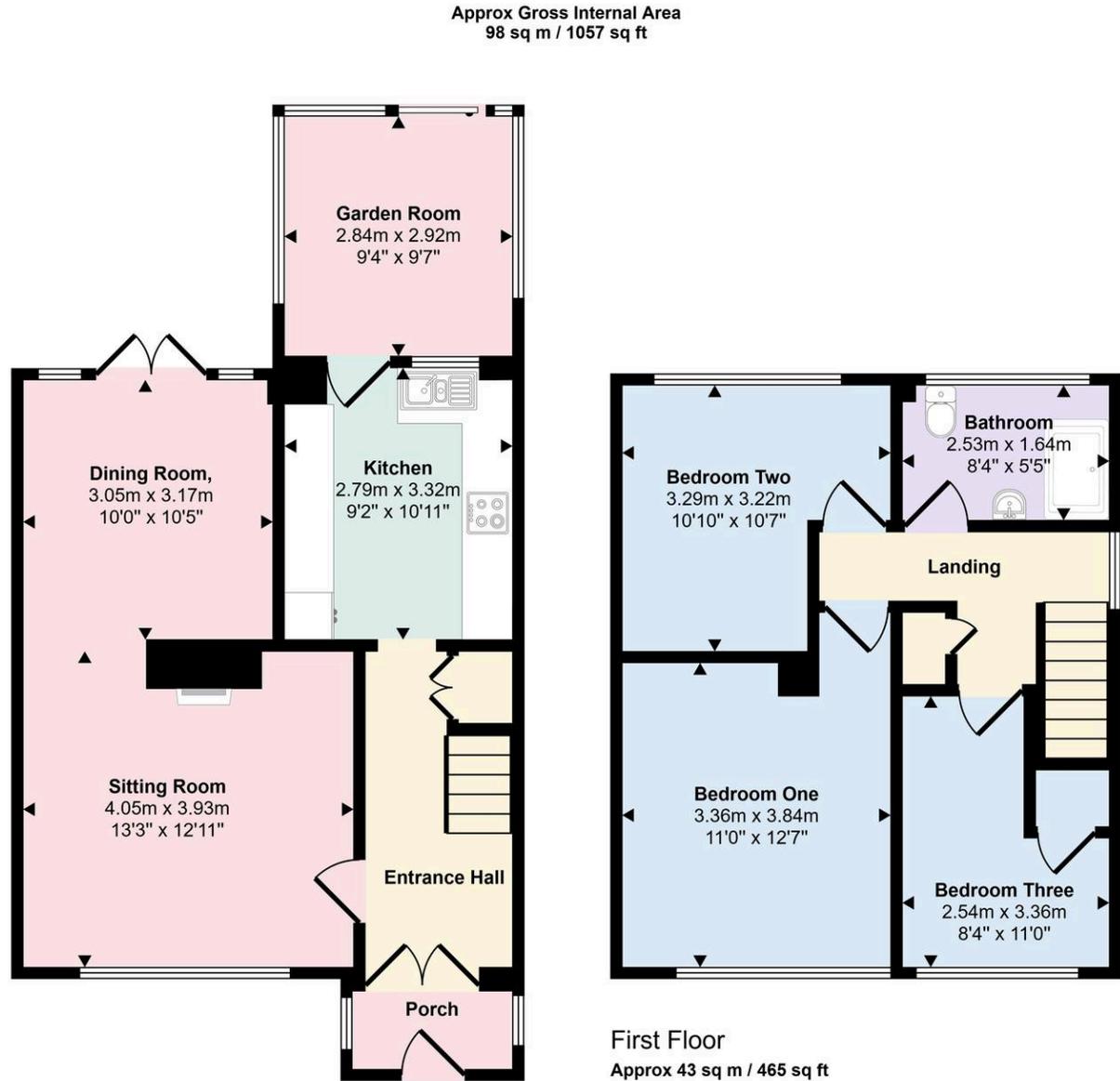
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**DISCLAIMER**

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.



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.