



417a Fair Oak Road, Eastleigh - SO50 7AB

Guide Price £250,000

WHITE & GUARD

417a Fair Oak Road

Eastleigh, Eastleigh

INTRODUCTION

A purpose built two double bedroom ground floor maisonette in a popular and convenient location of Fair Oak. The apartment accommodation includes a sitting room, kitchen, two double bedrooms with patio doors accessing the rear garden and a modern shower room. Also benefitting from off road parking and a private enclosed garden.

LOCATION

The property is situated a short distance from the popular Bishopstoke Woods and is close to Fair Oak's primary school. It also falls within the catchment area for Wyvern College, a well-regarded secondary school with academy status catering for 11-16-year-olds. A short walk away is a good range of local shops and a doctor's surgery. Nearby Hedge End offers a large retail park, including M&S and Sainsbury's, while Eastleigh provides a thriving town centre with a wide range of shops, amenities, and a mainline railway station. Southampton Airport is just a stone's throw away, and all main motorway access routes are easily accessible.

- EASTLEIGH COUNCIL BAND B
- SHARE OF THE FREEHOLD
- EPC RATING C
- PURPOSE BUILT GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- OFF ROAD PARKING
- PRIVATE ENCLOSED GARDEN





INSIDE

The property is approached via a private driveway, and a pathway to the side access front door. The UPVC double glazed front door opens up to an entrance hall with laminate flooring and a storage cupboard. A door to the left off the hall leads to the principal bedroom with built in wardrobes and patio doors opening to the rear garden. Bedroom two, is also a double bedroom and has a built-in wardrobe and has patio doors to the garden.

There is a modern shower room with a corner shower, vanity wash hand basin, a WC and heat towel rail.

To the rear of the property there is a double aspect sitting room with a bay window to the front, and a picture window to the side of the property, dining area and an opening to the kitchen. The kitchen is modern and comprises of eye and floor level units with contemporary work surfaces, and an inset one and a half bowl ceramic sink with a mixer tap. There is an integrated electric oven, gas hob and extractor hood, along with space for a fridge freezer and a washing machine. The kitchen has a vinyl floor and a window to the front aspect.

OUTSIDE

There is an enclosed rear garden with adjoining patio area, lawn and flower beds. There is a side access, a bin store area and a recess housing a shed. The garden is accessed via the side and from both bedrooms directly.

There is a driveway and parking for one car to the front.

The property is Share of Freehold and has no adjoining walls with its neighbour.



SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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.

Leasehold with 108 years remaining, shared service charge /maintenance and £150 Ground rent.

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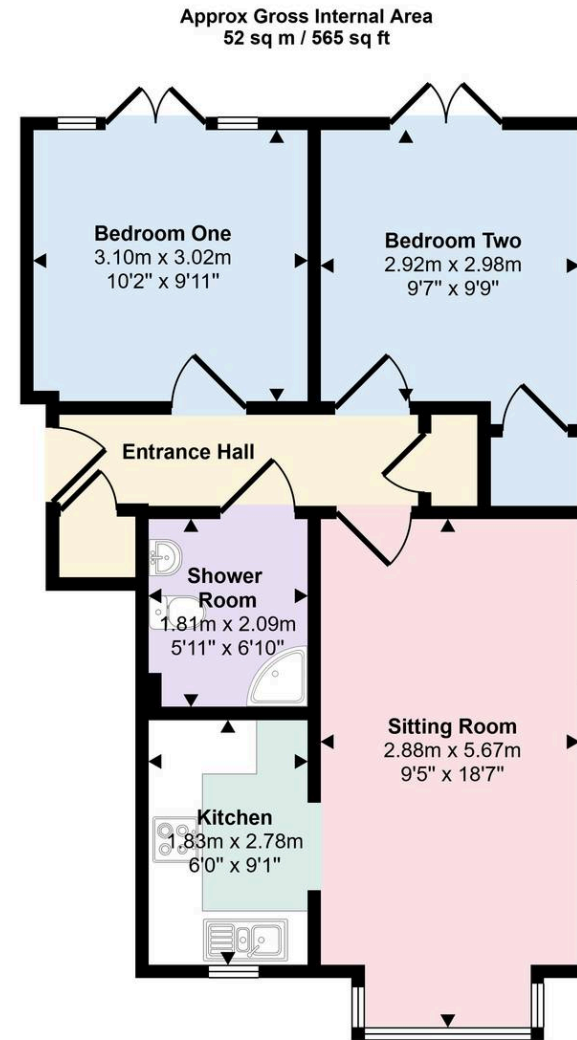
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Disclaimer

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.



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.

