



11 Grangewood Gardens, Fair Oak - SO50 8ER  
£280,000

WHITE & GUARD

# 11 Grangewood Gardens

Fair Oak, Eastleigh

## INTRODUCTION

Offered with no forward chain, this three-bedroom semi-detached home in Fair Oak represents an ideal opportunity for modernisation. The property features a spacious dual-aspect lounge & dining room, a versatile utility area, and a generous rear garden. Perfectly located within the heart of the village and close to well-regarded schools, it offers fantastic potential for a new owner to create their ideal home.

## 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.

- FREEHOLD
- OFFERED WITH NO FORWARD CHAIN
- GENEROUS AND PRIVATE REAR GARDEN
- EXCELLENT OPPORTUNITY FOR MODERNISATION
- SPACIOUS DUAL-ASPECT LOUNGE & DINING ROOM
- VERSATILE CONSERVATORY / UTILITY AREA
- THREE WELL-PROPORTIONED BEDROOMS
- REPLACEMENT BOILER AND HEATING SYSTEM REPLACED 2025
- REPLACEMENT WINDOWS IN 2024





## INSIDE

A front door opens into the entrance hall, which features a stairlift and leads to the principal ground floor accommodation.

The ground floor has a spacious layout, with a welcoming lounge at the front of the property. This room features a charming brick-built fireplace with an inset electric fire, creating a cosy focal point. Just behind the fireplace, you will find the dining room, which is perfect for formal meals and has a large window that looks out onto the rear garden.

The kitchen is fitted with a range of units providing space for a freestanding cooker and under-counter appliances. A door leads into a versatile lean-to/utility area, currently housing additional appliances, with a further door providing access to the rear garden.

On the first floor, there are three bedrooms and the family bathroom. The principal bedroom and second bedroom are both generous doubles, with the principal bedroom featuring a large window that floods the room with natural light. The third bedroom is a versatile single room, also benefiting from a large, bright window.

## OUTSIDE

The property enjoys a pleasant frontage with a lawned garden and a paved pathway leading to the entrance. To the rear a generous size and mainly laid to lawn featuring several mature palms and established shrubs, with a paved pathway leading to the end of the plot, all enclosed by timber fencing. Connecting to the back of the garden there is access to a driveway to the rear for parking.



## BROADBAND

Standard copper broadband is available with download speeds of up to 76 Mbps and upload speeds of up to 15 Mbps. Please note that Full Fibre broadband is expected to be available in this area within the next year, offering significantly higher download speeds of up to 1600 Mbps. Information has been provided by the Openreach website.

## SERVICES

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

## EPC ORDERED

## EASTLEIGH COUNCIL BAND C

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## ANTI-MONEY LAUNDERING REGULATIONS

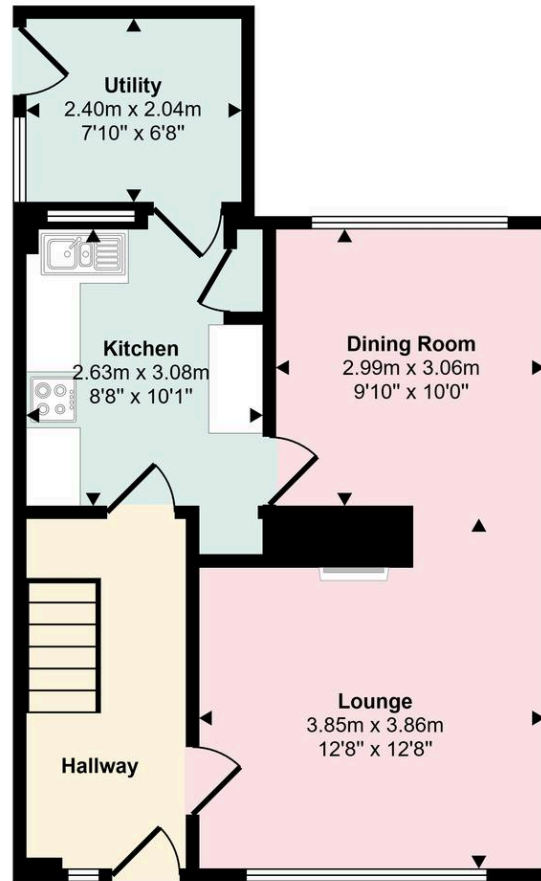
Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

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.

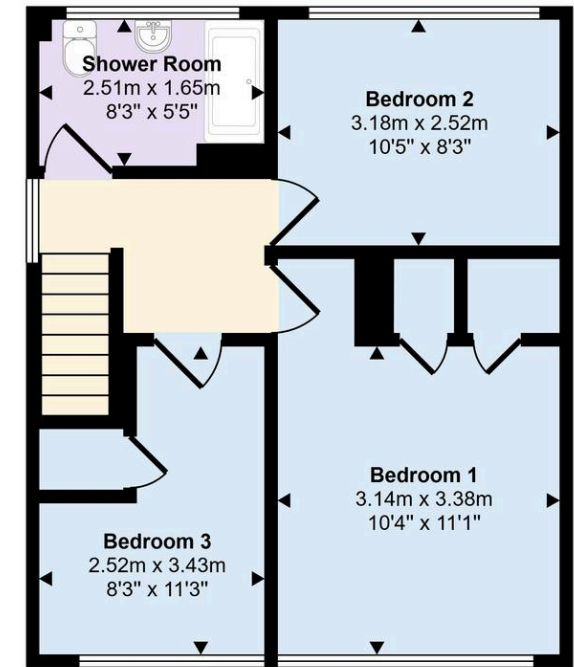
## DISCLAIMER

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

Approx Gross Internal Area  
88 sq m / 945 sq ft



Ground Floor  
Approx 47 sq m / 502 sq ft



First Floor  
Approx 41 sq m / 443 sq ft

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.

