

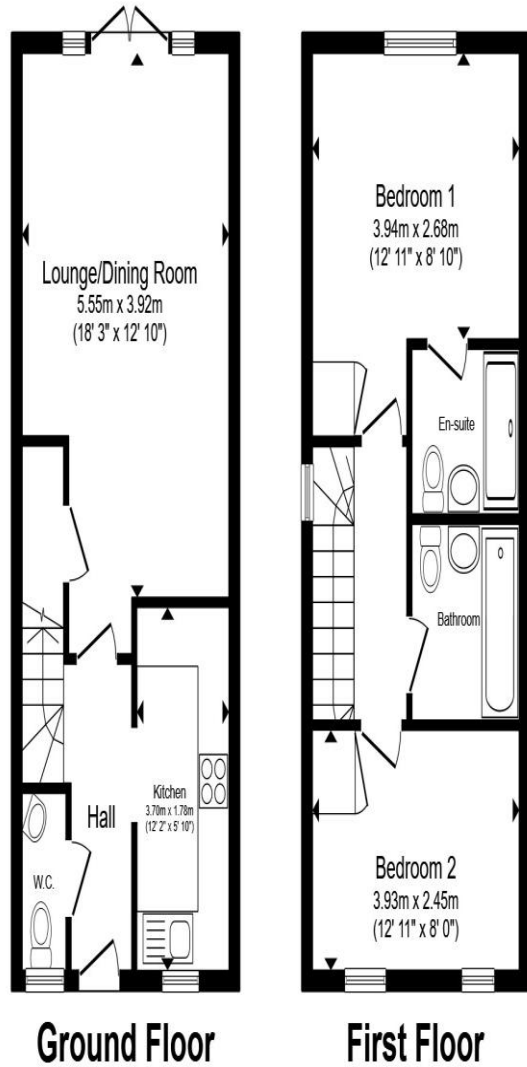


Kingsmill Drive, Fair Oak, Eastleigh, SO50 7QE

welcome to
Kingsmill Drive, Fair Oak, Eastleigh

A modern semi-detached home offering two double bedrooms, en-suite, spacious lounge/diner and contemporary kitchen. Just six years old and still under NHBC warranty, with parking for multiple vehicles and a private rear garden. Ideal for first-time buyers or investors.





Total floor area 74.8 m² (805 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



Entrance Hall

Cloakroom

Kitchen

12' 2" x 5' 10" (3.71m x 1.78m)

Lounge/Dining Room

18' 3" x 12' (5.56m x 3.66m)

Landing

Bedroom One

12' 11" x 8' 10" (3.94m x 2.69m)

Ensuite

Bedroom Two

12' 11" x 8' (3.94m x 2.44m)

Bathroom

Rear Garden

Parking

welcome to

Kingsmill Drive, Fair Oak, Eastleigh

- TWO DOUBLE BEDROOMS
- ENSUITE
- STILL WITHIN NHBC WARRANTY
- DOWNSTAIRS WC
- TWO ALLOCATED PARKING BAYS

Tenure: Freehold EPC Rating: B
Council Tax Band: C

Directions to this property:

Fox and Sons Estate Agents Eastleigh
44 Market St, Eastleigh SO50 5RA

Take Market St to Southampton Rd/A335

Take B3037 to Fair Oak Rd in Fair Oak

Turn left onto Fair Oak Rd

Take Mortimers Ln/B3037 to Knowle Ln

Continue on Knowle Ln to your destination



view this property online fox-and-sons.co.uk/Property/ELH106474

Please note the marker reflects the
postcode not the actual property



Property Ref:
ELH106474 - 0002

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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