



Dell Close, Fair Oak, Eastleigh SO50 7JH

£350,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS



A DELIGHTFUL FAMILY HOME, OFFERED TO THE MARKET FOR THE FIRST TIME SINCE NEW, WITH VACANT POSSESSION AND NO FORWARD CHAIN

This delightful semi-detached property is set at the head of a cul-de-sac within a sought-after residential area of Fair Oak. It is conveniently positioned a short walk from shops, facilities and transport links as well as being within popular school catchment areas. Eastleigh town centre is also just a short drive or bus ride away and the M27 provides easy links to further afield by car.

There is a useful entrance porch to the front of the property, which leads through into a welcoming entrance hall and onwards to the spacious lounge/dining room. With windows to the front and rear, this bright room offers ample space for a range of furniture and is an ideal space to relax with family and friends or enjoy meals together.

The hallway continues through to a separate kitchen, offering plenty of storage with a range of built in units, as well as the original pantry cupboard, and plenty of room for appliances. Upstairs, three generously sized bedrooms are found, offering ample space for family, guests or use as a home office. A bathroom and separate WC completes the accommodation.

Outside, the rear garden provides a peaceful retreat and includes lawn and patio areas. A particular feature of the property is the long side driveway, providing off road parking for several cars, which also leads to a detached single garage. The property further benefits from UPVC double glazing and gas central heating from a combi boiler. It offers excellent potential to modernise and improve and is offered for sale with vacant possession and no forward chain.





KEY FEATURES

- First Time On The Market Since New
- Delightful Semi-Detached House in a Cul-De-Sac Location
 - Spacious Lounge/Dining Room & Separate Kitchen
 - Three First Floor Bedrooms
 - WC & Separate Bathroom
 - Front & Rear Gardens
- Driveway Off-Road Parking for Several Cars & Detached Garage
 - Popular School Catchments
- Near to Shops, Facilities & Transport Links
- Vacant Possession & No Forward Chain







ADDITIONAL INFORMATION

Dimensions

Please refer to floorplan

Tenure

Freehold

Council Tax

Band C - Eastleigh Council

Energy Performance Certificate (EPC) Rating

Band D (68)

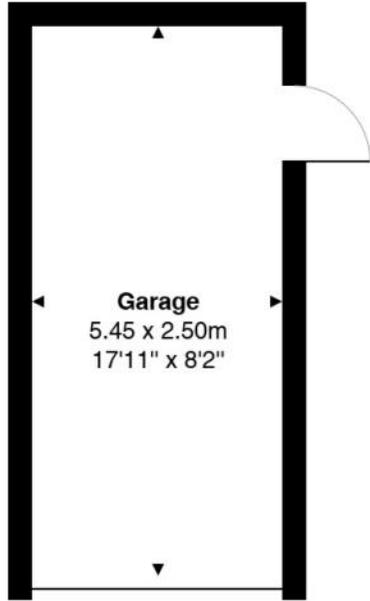
Agent's Note

Under Section 21 of the Estate Agents Act 1979, an interest is declared in that the vendor is a relative of a director of Mollaro Ltd.

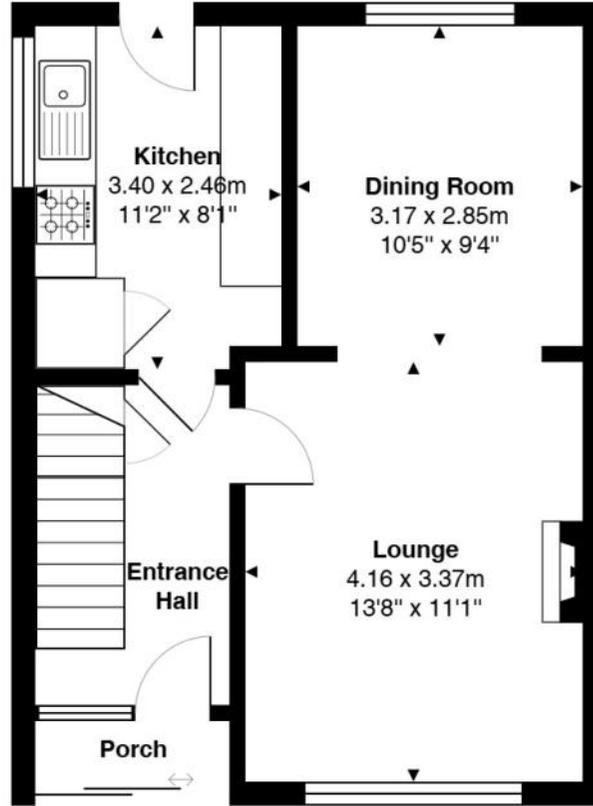




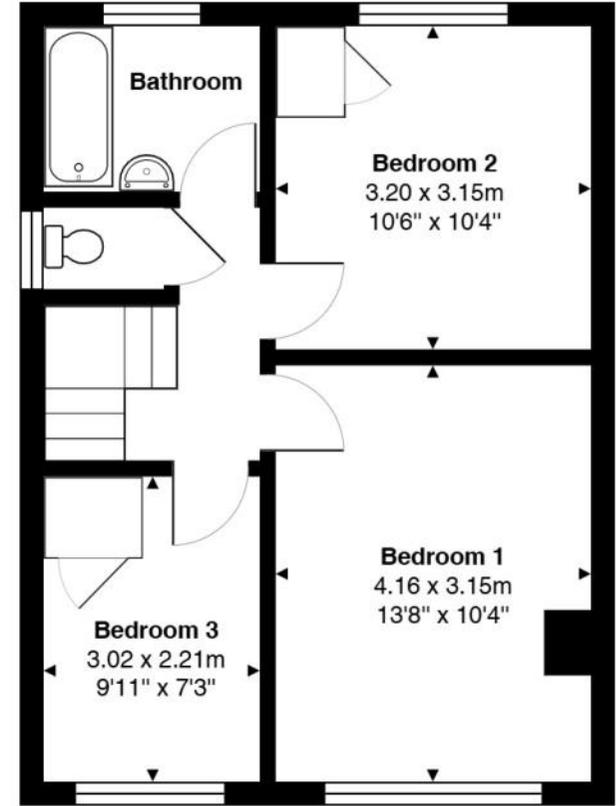
FLOORPLAN



Area: 13.6 m² ... 147 ft²



Ground Floor
Area: 41.0 m² ... 441 ft²



First Floor
Area: 41.0 m² ... 441 ft²

Total Area: 95.6 m² ... 1029 ft²

All measurements are approximate and for display purposes only



KEEP CLEAR





Viewing by Appointment Through the Vendor's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 OJR
 01202 80 50 90 ▪ hello@mollaro.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Registered in England & Wales Company No. 14891790. PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.