



47 New Road, Eastleigh - SO50 8EN
£280,000

WHITE & GUARD

47 New Road

Eastleigh

INTRODUCTION

Occupying a pleasant position within this popular road in the sought after area of Fair Oak is this well-maintained two-bedroom end of terrace home, which presents an excellent opportunity for buyers seeking a property with scope to personalise and enhance. Offering spacious accommodation throughout, the property benefits from a fitted kitchen, generous sitting/dining room, substantial conservatory and a mature rear garden with an attractive leafy outlook.

LOCATION

Fair Oak remains one of the area's most desirable residential locations, offering a strong sense of community together with an excellent range of local amenities including shops, schools, pubs, cafés and leisure facilities. The village enjoys convenient access to Eastleigh, Winchester and Southampton, whilst nearby countryside walks, woodland trails and open green spaces provide the perfect balance between village living and outdoor recreation.

- TWO-BEDROOM END-OF-TERRACE HOME
- SOUGHT-AFTER FAIR OAK LOCATION
- SPACIOUS ACCOMMODATION
- CONSERVATORY
- MATURE REAR GARDEN
- SCOPE TO PERSONALISE
- EASTLEIGH COUNCIL TAX BAND B
- FREEHOLD
- EPC RATING C





INSIDE

The accommodation is entered via an entrance porch which leads through to a fitted kitchen featuring a range of wall and base units, complementary work surfaces and appliance space with a double glazed window to the front and a door that leads into the sitting/dining room. This is positioned to the rear and is a spacious room which provides ample room for both lounge and dining furniture and Sliding doors that open into a large conservatory which acts as an additional reception area and enjoys pleasant views across the rear garden, creating an excellent space for entertaining or relaxing throughout the year. The first floor offers two well-proportioned bedrooms, with the principal bedroom benefiting from an extensive range of fitted wardrobes and storage. The second bedroom is well suited as a guest room, home office or nursery. Completing the accommodation is a family bathroom fitted with a panel enclosed bath incorporating a shower screen, wash hand basin and WC.

OUTSIDE

To the front of the property is a block-paved driveway providing off-road parking. The rear garden is a particular feature of the home and offers a wonderful opportunity for gardening enthusiasts. The various levels provide attractive seating and entertaining areas, whilst at the foot of the garden is a feature pond, offering a pleasant focal point and adding to the garden's overall character and appeal. In addition, the property benefits from a garage located within a nearby block, providing useful secure storage or off-road parking



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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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 £40 + VAT for these checks 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 £40 + VAT for these checks per owner.

DISCLAIMER

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

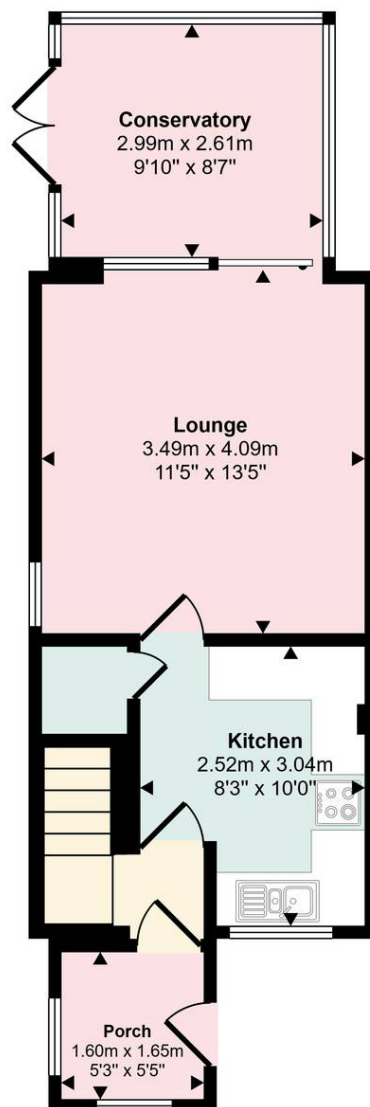
rightmove **OnTheMarket** **Zoopla**

PRS Property
Redress
Scheme

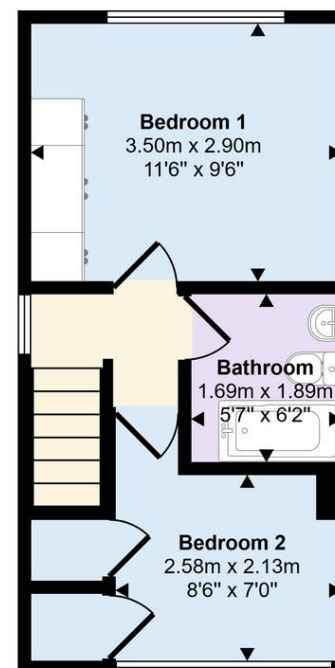
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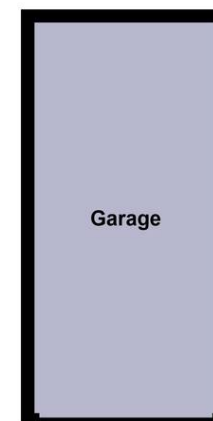
Approx Gross Internal Area
72 sq m / 777 sq ft



Ground Floor
Approx 38 sq m / 408 sq ft



First Floor
Approx 25 sq m / 272 sq ft



Garage
Approx 9 sq m / 97 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.