



230, Fair Oak Road, Eastleigh, SO50 8JR
£350,000

A rare opportunity to acquire a non-estate detached property with a mature wrap around garden which provides an element of seclusion. Set back from the road with off road parking located adjacent to the property. Accommodation is presently arranged as hall, cloakroom, lounge, separate dining room, kitchen and utility area to the ground floor and 3 bedrooms and modern bathroom to the first floor. The property is conveniently located within a short walk of local village amenities including excellent schools for all ages.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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Located on the corner of Fair oak road and Haig Road, a brick paved pathway leading to the entrance and to the side of the property giving access to the rear garden, Virgin media fibre connection is available, a decorative obscure glazed panelled door with matching windows either side, door opens onto

ENTRANCE HALLWAY

Staircase to the first floor landing with useful storage area underneath, single panelled radiator, picture rail, wall mounted cupboard housing the electric meters and fuse box, ceiling light point, archway to an inner hallway with another ceiling light point, wall mounted central heating thermostat, six panelled door giving access to



CLOAKROOM

Two-piece white suite comprising a close coupled WC, wall mounted wash hand basin, half tiled, obscure double glazed opening window to the side elevation, ceiling light point.



DINING ROOM 12'0" x 10'6" into alcove (3.67 x 3.21 into alcove)

Accessed from the hallway via an original panelled door, an inset flame effect coal fire with mantle, single panelled radiator, either side of the chimney is a nice glazed display cabinet with double cupboard underneath, fitted shelving to each side, coved ceiling, ceiling light point.



LIVING ROOM 12'4" into alcove x 12'6" into bay (3.78 into alcove x 3.83 into bay)

Accessed from the hallway via an original panelled door, this room has a pleasant aspect onto the side gardens with double glazed sliding patio doors giving access to the outside, double glazed windows adjacent to the door with side and top opening casements, the focal point of this room is the Adams style fireplace with Italian tiled hearth and fitted coal and flame effect fireplace, single panelled radiator, Tv point, coved ceiling, ceiling light point.



UTILITY AREA

Accessed via an eight panelled glazed door in the hallway, space and plumbing for automatic washing machine and tumble dryer, wall mounted Vaillant Gas boiler, Drayton digital programming controls, double panelled radiator, an archway leads through to the



KITCHEN 13'11" x 7'9" (4.25 x 2.38)

A light and airy kitchen benefiting from a triple aspect with a large double glazed window to the rear overlooking the garden, a single door with fixed double glazed casement above and fixed casement adjacent, a pair of part glazed double glazed French doors giving access to a patio and garden, the kitchen itself is fitted with a range of shaker style units, a light woodgrain effect roll edge heat resistant work surfaces with inset single drainer stainless steel sink unit, chrome mono-bloc mixer tap above, a good range of matching cupboards and drawer base units underneath, a range of matching wall mounted cupboards, one glass display cabinet with lighting, complimentary tiled splashbacks, three quarter height larder cupboard, a unit incorporates a pull out breakfasting table, one base unit houses a slide out vegetable rack, built in double fan assisted oven which the main oven is a Circotherm fan assisted oven and grill and the upper is a conventional oven with grill, with further cupboards above and below, inset four burner electric ceramic hob with stainless steel extractor hood above, space for a tall fridge/freezer, ceramic tiled floor, additional plumbing for dishwasher under the sink, plain plastered and coved ceiling with three ceiling light points.



FIRST FLOOR ACCOMODATION

Accessed for the staircase in the entrance hallway via a turning staircase, on the landing is an original obscure single glazed window to the side elevation, picture rail, ceiling light point, access to the roof void with retractable ladder and lighting, the loft also benefits from new insulation installed by Energy Guard Insulation Ltd, smoke alarm.

BEDROOM 1 10'8" excluding the alcove x 12'5" into bay window (3.27 excluding the alcove x 3.79 into bay window)

A light and airy room with a large double-glazed bay window to the side elevation with side and top opening casements, a range of Hammonds fitted furniture comprising two built in wardrobes with full length and double hanging space plus shelves, built in

airing cupboard housing the insulated hot water tank with fitted immersion heater, radiator, coved ceiling, ceiling light point.



BEDROOM 2 10'8" excluding the alcove x 12'5" into bay window (3.27 excluding the alcove x 3.79 into bay window)

A double glazed bay window to the front elevation, double panelled radiator, the focal point of this room is the cast iron fireplace and mantle, coved ceiling, ceiling light point.



BEDROOM 3 8'3" max x 6'8" (2.52 max x 2.05)

A double glazed window to the front elevation with side and top opening casements, single panelled radiator, picture rail, ceiling light point, Phone point



BATHROOM 7'0" x 5'10" (2.14 x 1.80)

A modern three piece white suite comprising a P-shaped shower bath with shower screen above, plumbed in Trevi shower, part recessed wash hand basin with chrome mono-bloc tap, a dark granite effect roll edge worksurface with adjacent concealed cistern close coupled WC, useful double storage cupboard, complimentary half tiled walls, tiled to the full height around the bath and shower area, mirror above wash hand basin, vinyl floor covering, plumbed in chrome heated towel rail, wall mounted shaving point, plain plastered ceiling, ceiling light point, obscure double glazed window to the rear elevation with top opening casement



EXTERNALLY

A lovely mature garden which wraps around the property, several shrubs, laid to lawn, a brick path leading down the side of the property. A nice meandering path with flagstones and colourful stone chippings, a degree of seclusion is provided from the mature shrub boundary, a patio area extends round to the rear with flower/shrub borders, outside tap, an area laid to lawn, a mature hedge bordering adjacent property. A gate gives access along another shingled path leads to a further area of garden with two garden sheds.

OFF ROAD PARKING

The property also benefits from its own driveway parking which is accessed from a dropped kerb off of Haig Road





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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