

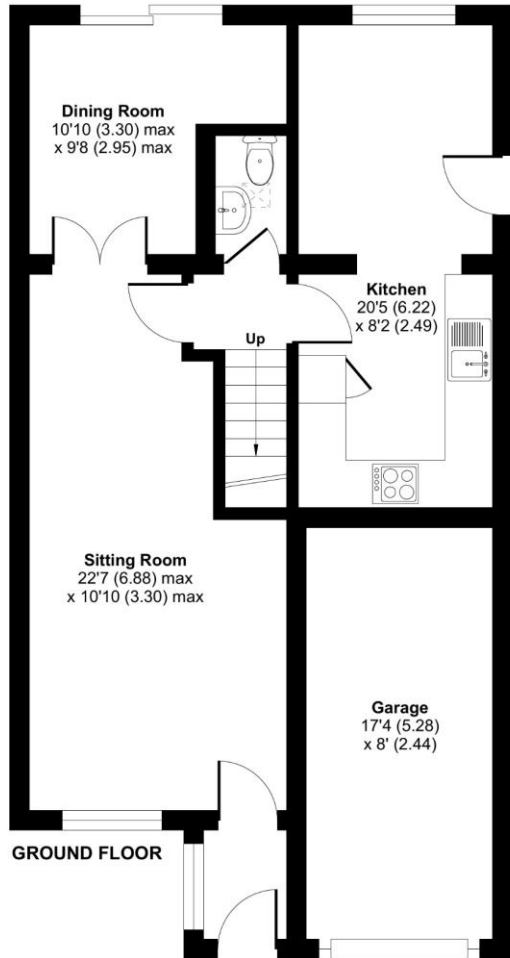


Fair Oak Road, Bishopstoke, Eastleigh, Hampshire, SO50 8JU

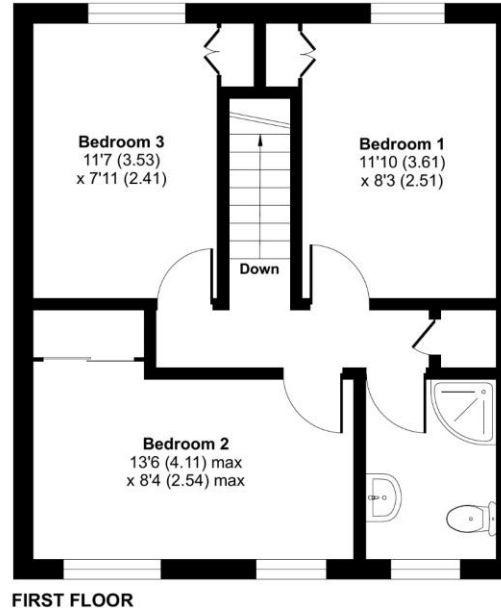


ACCOMMODATION

This fantastic family home boasts three double bedrooms and a well-thought-out extension. With plenty of off-road parking, a separate dining room, a convenient breakfast room, and an integral garage, this modern property is ideal for a family. Upon entering, you'll find a practical entrance porch that leads to a spacious and open living area. The dining room, separated by feature French doors provides access to the private enclosed garden through a sliding patio door onto the patio area, perfect for al fresco dining. The delightful accommodation continues to delight with guest cloakroom with a skylight. Completing the ground floor is a traditional kitchen with a breakfast room and a pedestrian access to the rear garden. Stairs rise to the first floor, you'll discover three double bedrooms, each equipped with fitted wardrobe space. These rooms are serviced by a modern shower room featuring a generously sized shower cubicle. Externally, the property is set back from the road and provides ample off-road parking through a paved driveway. The integral garage is accessible via an up-and-over door. The rear garden has been designed for low maintenance and includes a mix of patio areas and a well-kept lawn, separated



Approximate Area = 994 sq ft / 92.3 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 1130 sq ft / 104.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2023. Produced for Charters Estate Agents Limited. REF: 1036815



SITUATION

Located in the quiet area of Bishopstoke, a village on the eastern bank of the river Itchen. Bishopstoke offers many shops, traditional inns, and a network of footpaths and bridleways for walking and riding in the surrounding woodlands and countryside. Eastleigh town is only a 5 minute drive with its variety of shops, Swan Centre Mall, restaurants, sports facilities and a new complex providing a Vue cinema and bowling.



SPECIFICATION

- Extended family home
- Three well-appointed bedrooms
- Separate Living room and dining room
- Modern family bathroom
- Private enclosed garden
- Garage and driveway parking

LOCAL AUTHORITY

Eastleigh Borough Council

Council Tax Band - C

GUIDE PRICE

Offers In Excess Of £325,000

TENURE

Freehold