





# 8 Delamere Gardens, Fair Oak, Eastleigh, SO50 7GE

Offers In Excess Of

£325,000

Stanford Estate Agents are delighted to offer to the market this well presented and spacious, two bedroom, end of terrace home with parking. Built in 2016 by renowned builder Linden Homes and offering the remainder of its NHBC warranty.

## Introduction:

Located on the end of a row of three homes with two designated parking spaces to the immediate front with potential for a third, this sought after home will be in high demand and an early viewing is recommended.

Upon entry you will be greeted by a wide and wheelchair accessible hallway with door leading to the modern kitchen, downstairs WC and large lounge/diner which offers French doors the rear garden. Upstairs consists of two double bedrooms and a family bathroom. Bedroom one has the added benefit of an en suite.

The rear garden is fully enclosed and private with rear access. The garden is mostly laid to lawn with patio space.

\*Please note there is a resident's charge for the upkeep of the communal areas of approximately £140 per year\*

## OTHER INFORMATION:

LOCAL COUNCIL: Eastleigh Borough Council

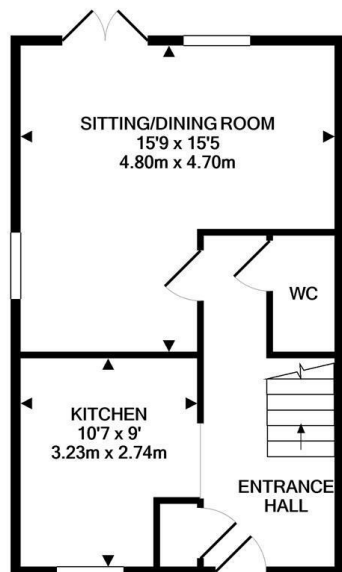
COUNCIL TAX BAND: C

SELLERS POSITION: Found A Property Locally

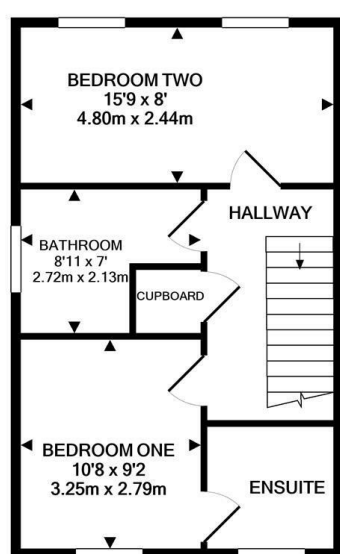
INFANT/JUNIOR SCHOOL: Fair Oak Infant & Junior School

SECONDARY SCHOOL: Wyvern College

EPC GRADE: B

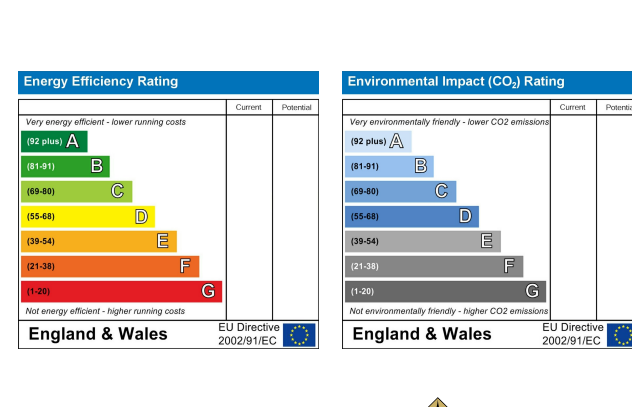


GROUND FLOOR



1ST FLOOR

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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