



Fair Oak Road - £350,000

Stanford
Est 2005



72 Fair Oak Road, Bishopstoke, Eastleigh, SO50 6LH

Guide Price £350,000

Stanford Estate Agents bring to you this spacious, three bedroom, detached bungalow in Bishopstoke. The property is being offered with no forward chain and occupies a convenient location situated close to local amenities, popular bus routes and close proximity to the town centre.

Accommodation is offered in the form of three bedrooms with two being doubles and the remaining a good sized single, all bedrooms are serviced by a three piece bathroom suite off the main hallway. There is a spacious kitchen/dining room to the rear with pedestrian access to the rear garden, and a spacious lounge with the added benefit of an open plan conservatory with a further set of French doors leading to the rear garden.

Externally, the property has ample off road parking to the front via a gravel drive. The rear garden is a great size and faces a favoured southerly aspect. The garden is mostly laid to lawn with shrub borders, wildflowers and fruit trees.

Further Information:

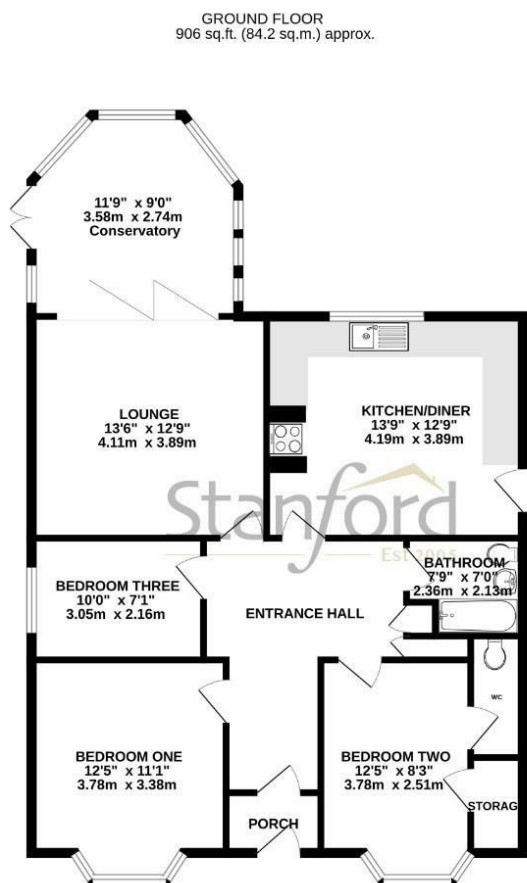
Local Council: Eastleigh Borough Council

Council Tax Band: C

Local Primary School: Stoke Park Infant & Junior School

Local Secondary School: Wyvern College

Sellers Position: No Forward Chain



TOTAL FLOOR AREA: 906sq.ft. (84.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of bricks, windows, doors 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.
Made with floorplan 3.0223

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

