



# 6 Ormond Close, Fair Oak, Eastleigh, SO50 8FG

Asking Price £300,000

Stanford Estate Agents are pleased to offer this three bedroom, semi detached house with ample off road parking, downstairs shower room and a garage. Located within the sought after location of Ormond Close this property is an ideal family home.

Accommodation comprises of a large, open plan lounge/diner with French doors to the rear garden, a modern kitchen with inner lobby that leads to a useful shower room and the rear garden. The first floor has three good sized bedrooms all serviced via the modern three piece, family bathroom. Bedroom one has large full length built in wardrobes.

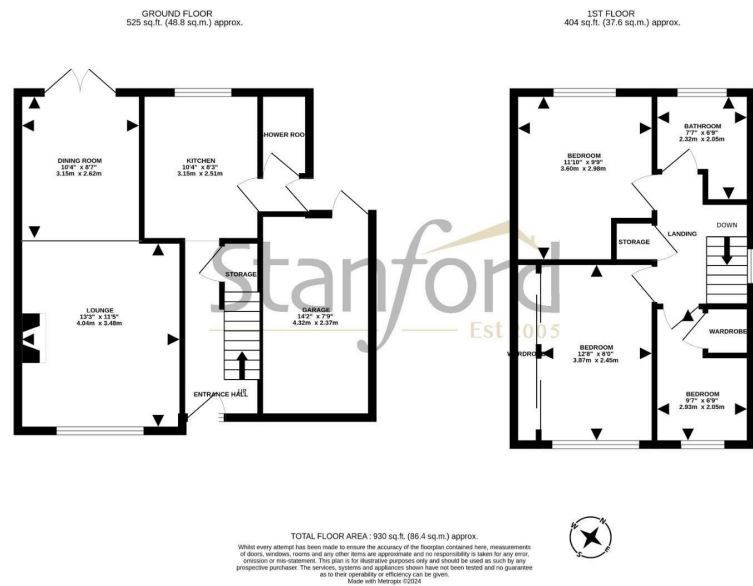
Externally, the property has fantastic kerb appeal with off road parking on the paved driveway for several vehicles. There is a garage with an up and over door for access and a small lawn area. The rear garden is low maintenance, fully secure and a mix of lawn and patio. Access via a pedestrian door leads to the garage. The garage has power and light.

**Further Information:**

- Local Council: Eastleigh Borough Council
- Council Tax Band: C
- Local Primary School: Fair Oak Infant & Junior School
- Local Secondary School: Wyvern College
- Sellers Position: Already Suited
- Viewings: Saturday 10th February By Appointment Only

**Local Information:**

Fair Oak is a semi rural, small village in the borough of Eastleigh and renowned for its peaceful living offering, Transport links to Winchester, Hedge End and Eastleigh are convenient and an array of amenities are available in the village centre including a chemist, post office facilities and various convenience stores. The local schools are in high demand with the Infant, Junior and Secondary schools all achieving 'good' status in their latest OFSTED reports.



Energy Efficiency Rating	
Current	Potential
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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