





# 12 Fernside Walk, Fair Oak, Eastleigh, SO50 7BX

**Guide Price £375,000**

Stanford Estate Agents are delighted to present this rare to market, three bedroom, detached house in the sought after area of Fernside Walk, Fair Oak, The property sits on a corner plot with a garage and allocated parking to the rear.

Internally, the property comprises of a porch leading into the hallways, off this spacious hallway you are greeted with a large 18ft Lounge, a beautiful 14ft kitchen/diner leading onto a fully glassed conservatory and downstairs W/C. Upstairs the property has three double bedrooms and a modern and neutrally presented three piece family bathroom.

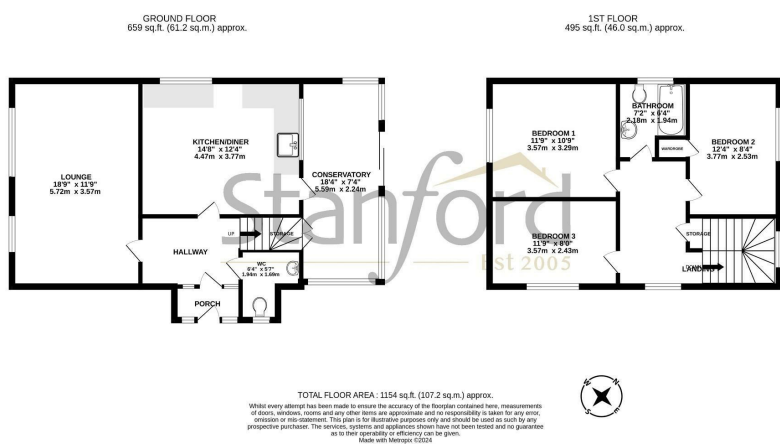
The rear garden is mainly laid to shingle with a patio seating area from the conservatory and the garage is tucked away in the corner and fully enclosed by wood panel fencing. To the front there are two pathways leading to the front door, the right hand side has a wooden fence leading to shingled steps.

**Further Information:-**

- Local Council: Eastleigh Borough Council
- Council Tax Band: D
- Local Primary School: Fair Oak Infant & Junior School
- Local Secondary School: Wyvern College
- Vendors Position: Looking To Move Out Of Area

**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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