



# 9 New Road, Eastleigh, SO50 8EN

**Asking Price £350,000**

Stanford Estate Agents are pleased to offer this well presented, three bedroom, semi detached house in a requested part of Fair Oak. Offering great space throughout with the benefit of being located walking distance from local amenities, doctors and schools this property is an ideal family home.

Accommodation starts with a useful porch which leads to the entrance hall with under stairs storage and doors leading to all ground floor rooms. The lounge/diner is a fantastic space and spans over 24ft with sliding patio doors to the rear garden. Within the lounge/diner is a feature log burner. The Kitchen has a range of wall and base units, space for freestanding appliances and another pedestrian access to the rear garden. The first floor benefits from two double bedrooms and a good sized single. All bedrooms are serviced via the separate WC and Shower room.

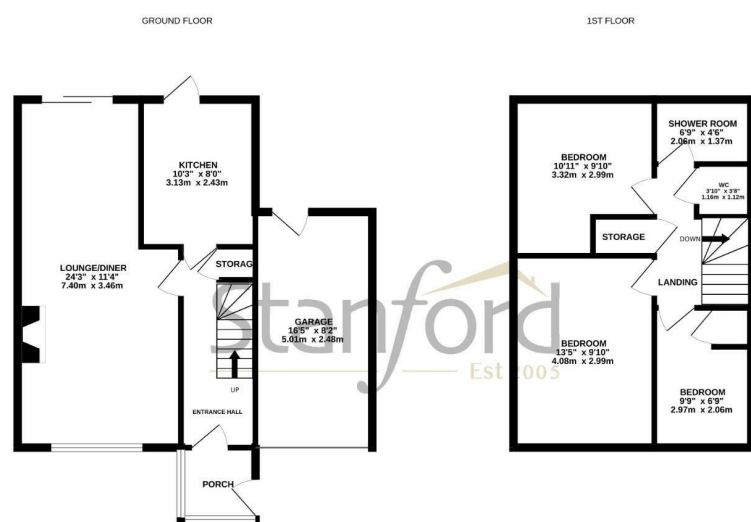
Externally the property has great kerb appeal and sits back from the road. Offering ample off road parking and access to the garage via an up and over door. The rear garden is larger than average locally and mostly laid to lawn with a patio area. The garden is fully secure via panel enclosed fencing and offers rear pedestrian access to the garage.

**Further Information:**

- Local Council: Eastleigh Borough Council
- Council Tax Band: C
- Local Primary School: Fair Oak Infant & Junior School
- Local Secondary School: Wyvern College

**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 shops. The local schools are in high demand with the infant, junior and secondary school all achieving 'good' status in their latest OFSTED reports.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, sections, views and any other items for informational and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is given for their condition or fitness for use. In good faith.  
Made with floorplan 15024



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(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
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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

**Tel:** 023 8064 7272  
**Email:** eastleigh@stanfordestateagents.co.uk  
**Address:** 23High Street, Eastleigh, SO50 5LF



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