



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

**Price Guide £200,000**

Stanford Estate Agents are delighted to present this spacious first floor maisonette in the desirable area of Fair Oak, located just a short walk from local amenities. The property boasts two double bedrooms, a light and airy 14ft lounge/dining room, large shower room, off road parking and a garage. Further benefits include a garden to the front of the property and also behind the garage and is offered with the convenience of no forward chain.

Accommodation briefly comprises of a large landing with access to all rooms. The fabulous lounge/dining room is situated to the back of the property. The kitchen comprises of wall mounted and base level units with rolled edge worktops, a built in oven and hob with extractor over, stainless steel sink and drainer with mixer tap over and space for a washing machine and fridge/freezer. In the spacious shower room there is a three piece suite comprising wash hand basin, low level WC and step in shower cubicle. Both bedrooms are doubles and located to the front of the property.

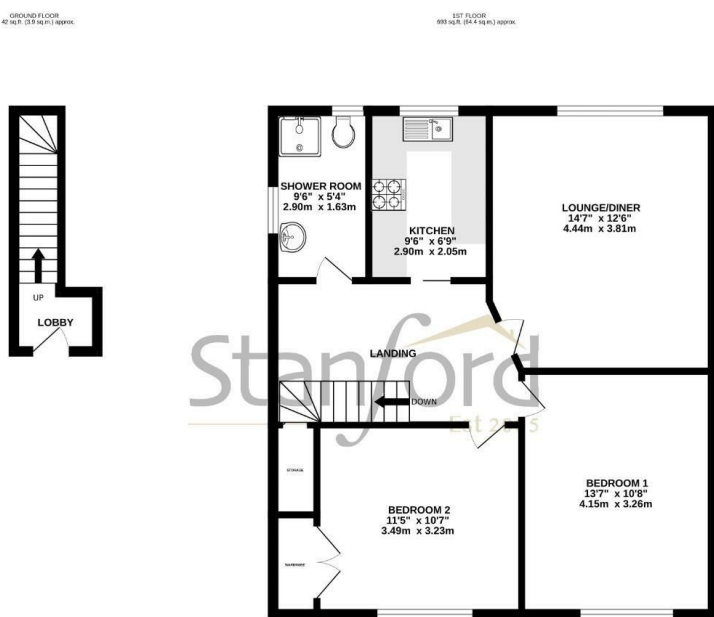
Externally the property comes with parking to the front and a front garden with the garage located at the bottom and a further small garden area with clothes line behind.

\*The seller has provided the following lease information, however, this information should be clarified by a conveyancer/legal advisor before completing a purchase\*

Lease Term: 999 Years  
 Lease Remaining: 941 Years  
 Ground Rent: £10 PA

Further Information:  
 Local Council: Eastleigh Borough Council  
 Council Tax Band: B  
 Local Primary School: Fair Oak Infant & Junior School  
 Local Secondary School: Wyvern College  
 Sellers Position: No Forward Chain  
 Windows: Double Glazed  
 Heating: Electric heating  
 Parking: Garage & Parking to Front

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.



TOTAL FLOOR AREA: 725 sq ft. (66.8 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the above information, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by the prospective purchaser. The services, contents and condition shown hereon have been based on the information available to the agent at the time of the visit and no guarantee is given.



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

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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

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

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

