



# 88 Fair Oak Road, Bishopstoke, Eastleigh, SO50 6LH

Asking Price £325,000

Stanford Estate Agents are pleased to offer with no forward chain this spacious, three bedroom, detached bungalow requiring modernisation. Offering a southerly aspect rear garden, ample off road parking and convenient location this property needs an internal viewing to appreciate the space on offer.

Accommodation starts with an entrance hall with all rooms leading off it. The rooms comprise of three double bedrooms, a kitchen, a purpose built wet room and spacious lounge. The accommodation is versatile and can be used as two bedrooms with a separate dining room and we have also sold similar properties with the kitchen relocated to the rear to enjoy overlooking the garden.

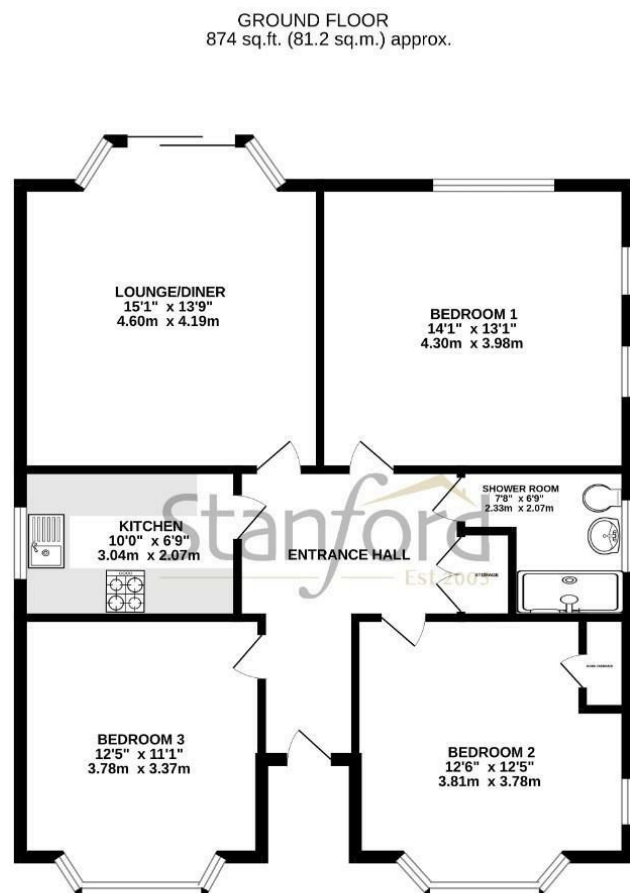
Externally the property benefits from a large, south facing rear garden. The garden is mostly laid to lawn with a patio area and offers plenty of space for extension, subject to the relevant permissions being obtained. The garden is fully secure via panel enclosed fencing and purpose built wall.

#### Further Information:

Local Council: Eastleigh Borough Council  
 Council Tax Band: D  
 EPC Rating: TBC - Ordered  
 Local Primary Schools: Stoke Park Infant & Junior School  
 Local Secondary School: Wyvern College  
 Windows: Double Glazed  
 Heating: Gas Central Heating  
 Parking: Ample Off Road Parking  
 Sellers Situation: No Forward Chain  
 Viewing: By Appointment Only

#### Local Information:

Bishopstoke is small village and civil parish in the borough of Eastleigh. It is wonderfully positioned on the Itchen navigation between Winchester and Southampton. It offers an array of sought after amenities such as post offices, dentists, doctors and bus routes. Eastleigh town centre is a short distance away providing further amenities as well as other travel essentials in the form of a mainline train station and Southampton airport. Stoke Park woods is a favourable spot for families and dog walkers alike and consists of 512 acres of woodland walks that are enjoyed by those near and far.



TOTAL FLOOR AREA: 874 sq.ft. (81.2 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(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
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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

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