







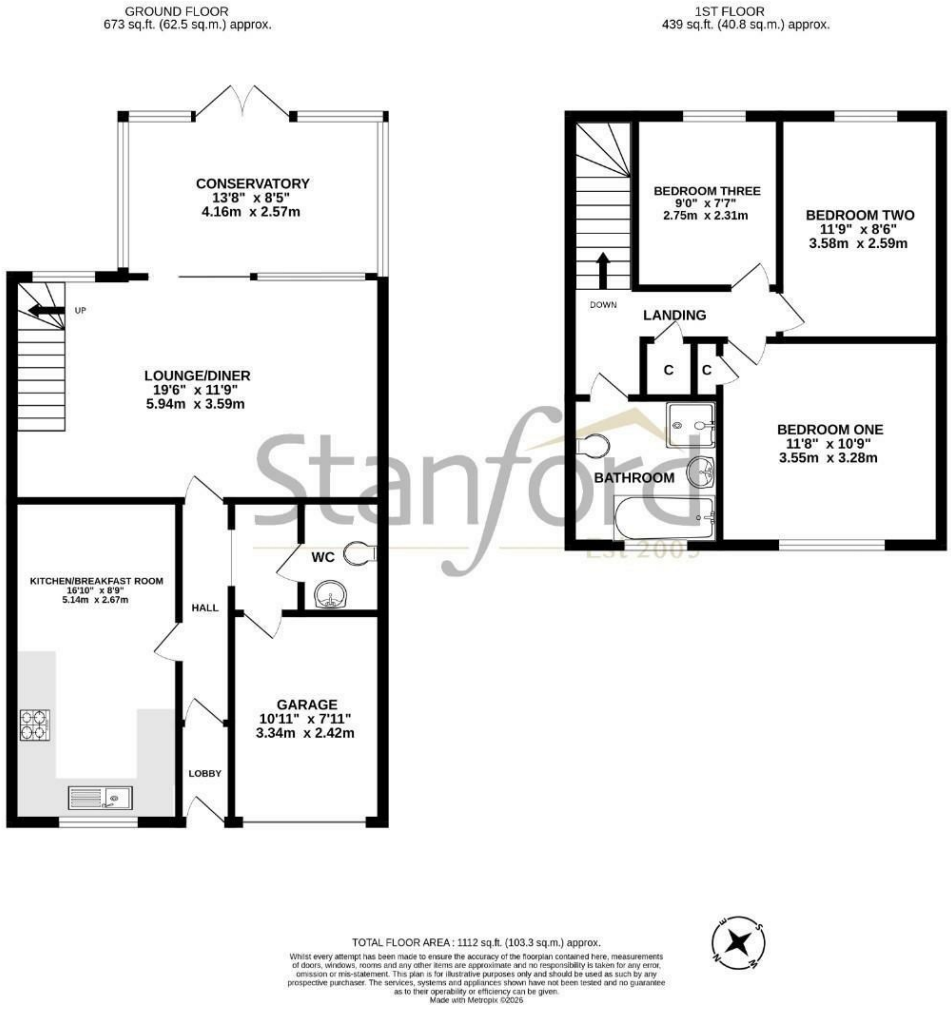




Trafford Road, SO50 7LB

Stanford
Est 2005

£300,000



Stanford Estate Agents offer to the market with no forward chain this three bedroom, mid-terrace, family home in the popular residential cul de sac location of Trafford Road. Benefitting from ample off-road parking, a 16ft lounge/diner and conservatory.

Accommodation on offer comprises of a kitchen/breakfast with double glazed window to the front aspect, a range of both wall and base level units with spaces for freestanding fridge freezer, washing machine and oven. There is a lounge/diner across the back of the home with stairs to the first floor within and sliding glass door into the conservatory which gives direct access to the rear garden via French doors. Finishing off the downstairs is a useful 10ft internal garage and downstairs cloakroom with w/c facilities. Upon reaching the first floor you have access to all three bedrooms and the four piece family bathroom comprising of a step-in shower with glass doors, panel enclosed bath, pedestal wash hand basin, low level w/c and partially tiled.

Externally the property benefits from off road parking in tandem for several vehicles and potential for more where there is currently a lawn area. The rear garden is low maintenance and private with a range of wildflowers and shrubs bordering the garden. The garden is fully secure via panel enclosed fencing.

Further Information:
Local Council: Eastleigh Borough Council
Council Tax Band: C - £2146.56 - 26/27
EPC Rating: Awaited
Local Primary School: Fair Oak Infant & Junior School
Local Secondary School: Wyvern
Windows: Double Glazed
Heating: Gas
Parking: Private Driveway & 10ft Garage
Utilities: Mains
Broadband: See Ofcom Website -
Phone Signal: See signalchecker.co.uk
Sellers Position: No Forward Chain
Viewing: By Appointment Only

Location:
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.

Offer Check Procedure:
Please note any offer needs to be verified for legal anti-money laundering regulations and any prospective buyer will need to produce identification documents. Properties will not be removed from the market until anti money laundering and financial qualification checks have been satisfied. Prospective buyers are reminded that the details including any measurements indicated are for guidance only and they should seek their own measurements before committing to any expense. We thank you in advance for your co-operation.

Anti-Money Laundering (AML) Compliance
In accordance with the Money Laundering Regulations 2017, Stanford Estate Agents is legally required to carry out Anti-Money Laundering (AML) checks on all property buyers and sellers.
Please note these AML checks are conducted via a third party and the fee paid is strictly non-refundable. This includes all circumstances.
Buyers: Following acceptance of an offer on a property marketed by Stanford Estate Agents, an AML verification check will be required. A fee of £40 + VAT per applicant applies.
Sellers: Upon instructing Stanford Estate Agents to market your property, an AML verification check will be required. A fee of £40 + VAT per property owner applies.