







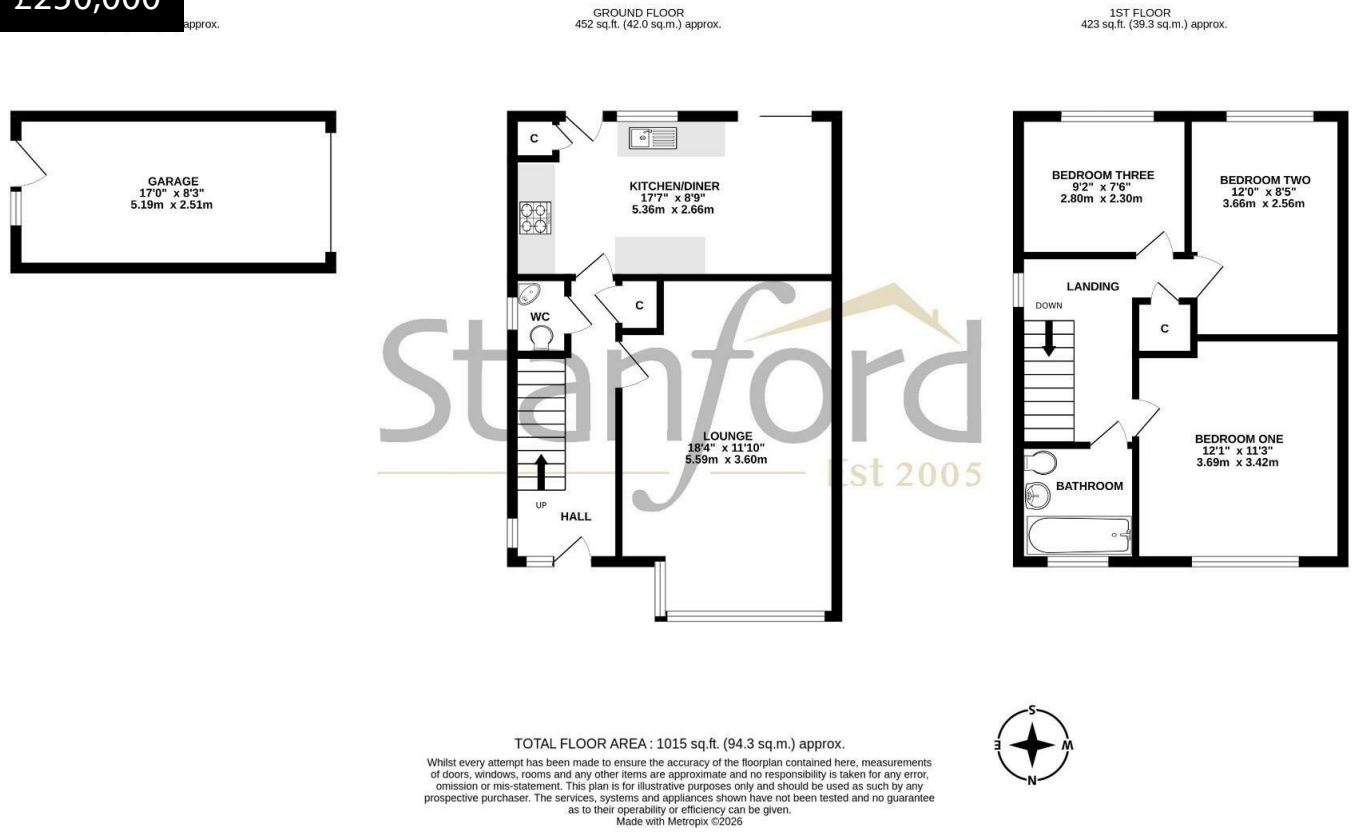




Eastleigh Road, SO50 7JW

Stanford
Est 2005

Offers Invited
£250,000



Stanford Estate Agents offer to the market with no forward chain this three bedroom, semi detached home in a convenient location of Fair Oak. Needing full modernisation and renovation the property offers great potential to make a family home in your own vision.

Accommodation briefly comprises of a large living room, kitchen/diner, three bedrooms and family bathroom. Externally the property has a front garden and rear garden with direct access to the back of the garage. The garage has an off-road parking space in front of it and can be found round the corner in a block.

Please note the property needs major renovation and not a DIY project.

Further Information:
Local Council: Eastleigh Borough Council
Council Tax Band: C
EPC Rating: TBC
Local Primary School: Fair Oak Infant & Junior School
Local Secondary School: Wyvern
Construction Type: Brick
Windows: In need of replacing
Heating: None (Gas is connected to the building)
Parking: Garage In Block / Space In Front
Utilities: Mains
Broadband: See Ofcom Website -
Phone Signal: See signalchecker.co.uk
Sellers Position: No Forward Chain
Viewing: By Appointment Only

Social Media
Stanford Estate Agents promote all our property previews, updates and market information on both our Facebook and Instagram accounts. If your looking to see what is coming or keep up to date with the latest properties then follow and ensure you don't miss out!

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.

Disclaimer
Whilst believed to be accurate all details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate and should not be relied upon for furnishings.

Offer Check Procedure
If you are considering or are making an offer for this property, please make early contact with your local office to enable us to verify your buying position. Our sellers expect us to report on a buyer's position to proceed with accurate information before making a decision whenever we submit an offer. Proof of finances will be required and need to be verified before any property is removed from open marketing.

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.

Solicitors