Selhurst Way - £380,000

Stanford Est 2005









29 Selhurst Way, Fair Oak, Eastleigh, Hampshire, SO50 7JX £380,000

Stanford Estate Agents are delighted to be offering this immaculately presented, three bedroom, link detached, family home located in a sought-after location of Fair Oak. With the sellers already suited this property is ready to go and we don't anticipate it will be available long!

Accommodation comprises of a useful porch which gives integral access to the 17ft garage and access to the home. To the front is a large, 17ft lounge with folding doors to a separate dining room which has a large window overlooking the rear garden. The kitchen is fully fitted with a range of wall and base units, with fitted oven, electric hob and fridge/freezer. The kitchen is modern throughout and has a large pantry for storage and gives direct access to the rear garden via rear door. The first floor has three bedrooms with both bedroom two and three having fitted storage. All bedrooms are serviced via the three-piece bathroom suite.

Externally the property has a brick paved driveway offering ample off-road parking for several vehicles and a garage accessed via up and over door, within the garage is power and light. The rear garden has been landscaped with a large stone laid patio, stone walled flower beds and artificial grass all secured via panel enclosed fencing.

Further Information:
Local Council: Eastleigh Borough Council
Council Tax Band: C
EPC Rating: D - 56
Local Primary School: Fair Oak Infant & Junior School
Local Secondary School: Wyvern
Construction Type: Brick
Windows: Double Glazed
Heating: Gas
Parking: Driveway & Garage
Utilities: Mains
Broadband: See Ofcom Website -
Phone Signal: See signalchecker.co.uk
Sellers Position: Vendor Suited With Chian Complete
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.

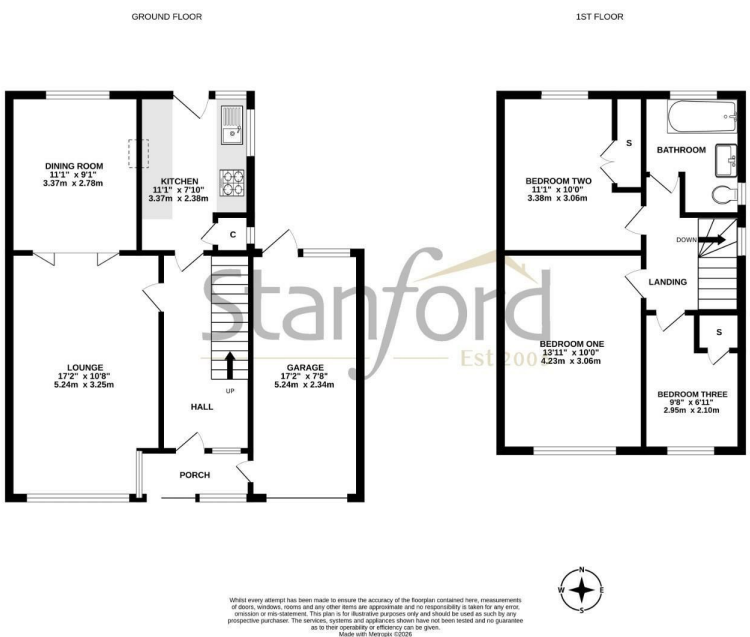
Disclaimer
Whilst believed to be accurate all details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise 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.

Legal Anti Money Laundering
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 checks have been satisfied. The AML check should be completed in branch. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required.

Solicitors
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore when every penny counts but this is a route fraught with problems from our experience and we strongly urge you to avoid or at least compare other options. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner for all parties. Stanford Estate Agents can recommend several local firms of solicitors who have the necessary local knowledge, experience and communication expectations to provide a profession and personable service. Please ask a member of our sales team for a free quote.

Stanfords Mortgage & Protection
We have several FCA qualified advisors within our branches offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our initial advice is always free and with no obligation. We can help advise and arrange mortgages and protection for anyone, regardless of who or where they are buying or selling through. If you're looking for free advice on your borrowing power, what interest rates are available to you or looking to obtain an agreement in principle, placing a full mortgage application, and/or ways to protect your health, home, and income then we can be of assistance. Just ask to book an appointment with an advisor.



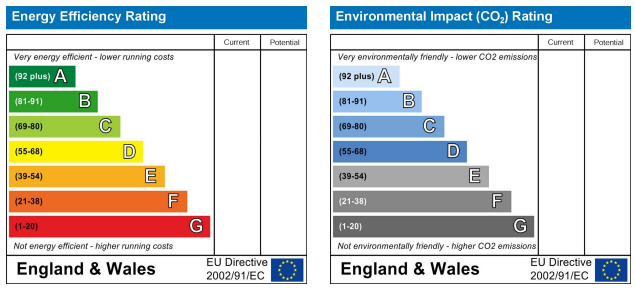












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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased 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

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