











Latham Road, SO50 8EZ

Stanford
Est 2005

£360,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Stanford Estate Agents are delighted to be offering this well regarded and conveniently situated, three bedroom, semi detached home in Fair Oak. Boasting off road parking, garage, outbuildings with power & light and an enviable sized rear garden backing onto a protected conservation area.

Accommodation on the ground floor has benefitted from a small extension to the rear giving more space for a family to enjoy. Comprising of a large, lounge/diner spanning the entire depth of the house with French doors to the rear garden. At the top of the welcoming entrance hall is a versatile and useful space currently used as a home office where the original kitchen would have been. It has a window for natural light and leads to the fully fitted kitchen that has a range of wall and base units with space for freestanding appliances and a further door to the garden. The first floor has three good sized bedrooms all serviced via modern bathroom facilities and a separate WC.

To the front the property has off road parking on a brick paved driveway and a lawn. The garage can be accessed via up and over door and has power & light within. Extension potential is possible across the top of the garage as neighbouring properties have done subject to the relevant permissions. The rear garden is for us, the key feature to this family home. A size rarely found locally while offering a degree of privacy hard to come by! Fully secured via panel enclosed fencing and backing onto the conservation area known locally as “Daisy Dip”. Within the garden is a range of lawn and decking with some shrub borders. Two versatile and secure outbuildings are within the garden both with power & light making ideal home offices, home businesses or just a place to enjoy some quiet time!

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: Double Glazed
Heating: Gas
Parking: Driveway & Garage
Utilities: Mains
Broadband: See Ofcom Website -
Phone Signal: See signalchecker.co.uk

Sellers Position: Seller To Find on
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 you’re 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.

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