

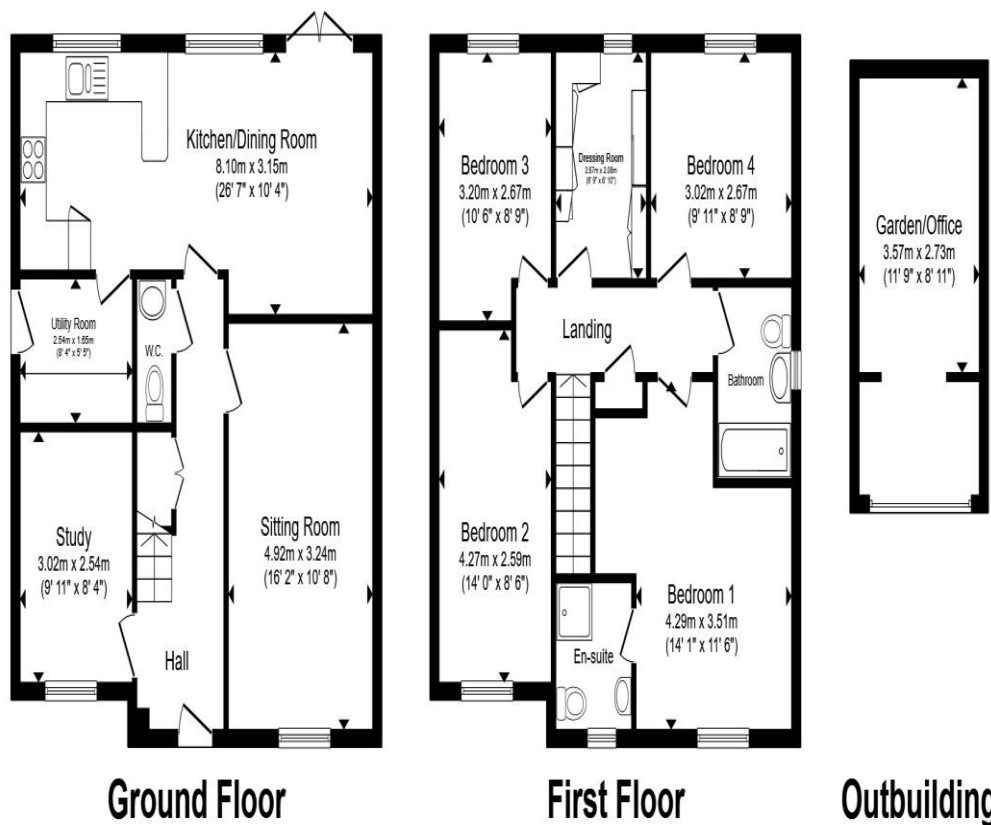


Holloway Mews, Fair Oak, Eastleigh, SO50 7HW

welcome to
Holloway Mews, Fair Oak, Eastleigh

Modern four-bedroom home built in 2020, offered chain free in a semi-rural location. Well presented throughout with solar panels, driveway parking, larger-than-average garden and converted garage providing front storage plus rear office space.





Total floor area 143.7 m² (1,547 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

max)

Front Reception Room

9' 11" max x 8' 4" max (3.02m max x 2.54m max)

Lounge

16' 1" max x 10' 8" max (4.90m max x 3.25m max)

Downstairs Cloakroom

Kitchen/Dining Room

26' 7" max x 10' 4" max (8.10m max x 3.15m max)

Utility Room

8' 4" max x 5' 5" max (2.54m max x 1.65m max)

Landing

Loft

Bedroom One

14' 1" max x 13' 11" max (4.29m max x 4.24m max)

En-Suite Shower Room

Bedroom Two

14' max x 8' 6" max (4.27m max x 2.59m max)

Bedroom Three

10' 6" max x 8' 9" max (3.20m max x 2.67m max)

Bedroom Four

9' 11" max x 8' 9" max (3.02m max x 2.67m max)

Dressing Room/ 5th Bedroom

8' 9" x 6' 10" (2.67m x 2.08m)

Family Bathroom

Front Garden

Rear Garden

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- SEMI RURAL LOCATION
- 4 YEAR NHBC WARRANTY
- SOLAR PANELS
- CHAIN FREE
- DRESSING ROOM/FIFTH BEDROOM

Tenure: Freehold EPC Rating: A
Council Tax Band: D

Directions to this property:

Starting at Fox and Sons Estate Agents Eastleigh

44 Market St, Eastleigh SO50 5RA

Take Market St to Southampton Rd/A335, head toward Regal Walk, turn left onto Wells Pl, take B3037 to Fair Oak Rd in Fair Oak

At the roundabout, take the 1st exit onto Southampton Rd/A335, continue to follow A335, at the roundabout, take the 4th exit onto Bishopstoke Rd/B3037, turn left onto Fair Oak Rd

Take Mortimers Ln/B3037 to Goater Wy, turn left onto Winchester Rd/B3354

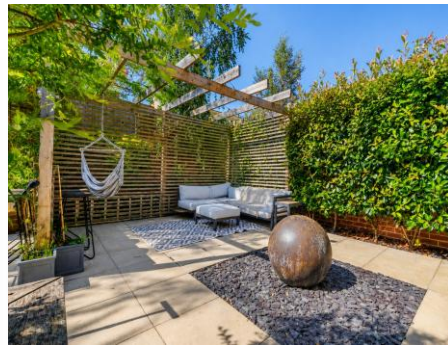
Turn right onto Mortimers Ln/B3037 follow Goater Wy to Holloway Mews, turn left onto Goater Wy

Partial restricted usage road, turn left onto Holloway Mews

Restricted usage road, turn left to stay on Holloway Mews

Destination will be on the left where one of our agents will greet you.

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/ELH107075



Property Ref:
ELH107075 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



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