



## 7, Roker Way, Fair Oak, Fair Oak, SO50 7LD Reduced To £425,000

SIMILAR PROPERTIES URGENTLY REQUIRED.. PLEASE CALL FOR A FREE VALUATION...

With easy access to well regarded schools and with shops & facilities offered by Fair Oak village, the house is a linked detached, well maintained and offering spacious family accommodation. Superb and light lounge with glazed doors to the garden, study / dining room, with a well fitted kitchen. 4 bedrooms, shower room and a ground floor cloakroom. Gas central heating, double glazing, driveway parking and a garage. Fully enclosed rear garden.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed from the road via a dropped kerb onto a block paved driveway providing off road parking, with an area laid to chippings.

A upvc door with obscure double glazed panel opens to

### Entrance Hallway

Textured ceiling, ceiling light point, power point, double panel radiator. 'Drayton' heating control thermostat.

Staircase to the first floor landing with under stairs storage cupboard

### Cloakroom

Textured ceiling, ceiling light point, wall mounted extractor fan, wash hand basin set within a vanity unit providing useful storage below. WC with concealed cistern and dual push flush. Full height ceramic glazed tiled walls and flooring.



### Dining Area / Study 8'6" x 6'7" (2.60 x 2.03)

Accessed by a six panel folding door. Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator and a provision of power points.



### Kitchen / Breakfast Room 12'7" x 7'11" (3.84 x 2.43)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with a mono bloc mixer tap over, four burner 'Neff' hob and extractor hood over. 'Stoves' electric double fan assisted oven,

space and plumbing for a dishwasher, integrated fridge and separate freezer. Splashback tiling.

Textured ceiling with coving, three ceiling light point, upvc double glazed window to the front aspect, wooden door with obscure glazing leading to the side passage way, double panel radiator and a laminate floor covering.

From here a cupboard opens via a six panel door and houses a 'Potterton' Kingfisher 2 boiler with useful shelving.



### Lounge 19'2" x 12'11" (5.85 x 3.95)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, and pair of patio doors opening to the rear garden with adjacent full height windows. Two double panel radiators, provision of power points, television point.

The room centres on a coal effect gas fire with marble surround.

### Rear Passage Way 17'9" x 3'9" (5.43 x 1.15)

The property benefits from a rear passage way.

Smooth plastered ceiling, ceiling light point, upvc double glazed door to the front and a glazed door to the rear. Provision of power points, space and plumbing for an automatic washing machine, space for a tall fridge / freezer. Wall mounted cupboards and base units provide additional storage.

### First Floor

A turning staircase from the entrance hallway leads to the first floor landing. Textured ceiling, ceiling light point, access to the roof void, upvc double glazed window to the side aspect, single power point.

A six panel door opens to an airing cupboard providing slatted linen shelving and an insulated hot water cylinder and electric shower pump.

### Bedroom 1 12'10" inc robes x 9'10" (3.92 inc robes x 3.02)

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points.

The room benefits from fitted wardrobes, accessed via mirror fronted sliding doors, providing hanging rail and shelving.



### **Bedroom 2 9'1" x 12'11" exc inc robes (2.77 x 3.95 exc inc robes)**

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator and a provision of power points. Built in double wardrobe providing hanging rail and shelving over.



### **Bedroom 3 9'8" x 9'8" (2.97 x 2.96)**

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator. Built in double wardrobe providing hanging rail and shelving over.



### **Bedroom 4 9'3" x 7'9" (2.83 x 2.37)**

Textured ceiling, ceiling light point, upvc double glazed window

to the front aspect, single panel radiator, provision of power points, built in double wardrobe via mirror fronted wardrobes providing hanging rail and shelving over.



### **Shower Room 8'3" max x 6'2" (2.53 max x 1.88)**

Textured ceiling, ceiling light point, upvc obscure glazed window to the side aspect, chrome heated towel rail. Fitted with a three piece white suite comprising wash and basin and wc set within a vanity unit with storage. Large double shower enclosure with thermostatic shower valves, aqua board and thermostatic shower valves within. Tiled to full height in a ceramic glazed tile and complementary floor tile.



### **Garage 18'5" x 8'6" (5.62 x 2.60)**

Accessed by a metal up and over door, housing the utility meters and electric consumer unit.

Natural light is provided by a wooden single glazed window, overlooking the rear garden.

### **Rear Garden**

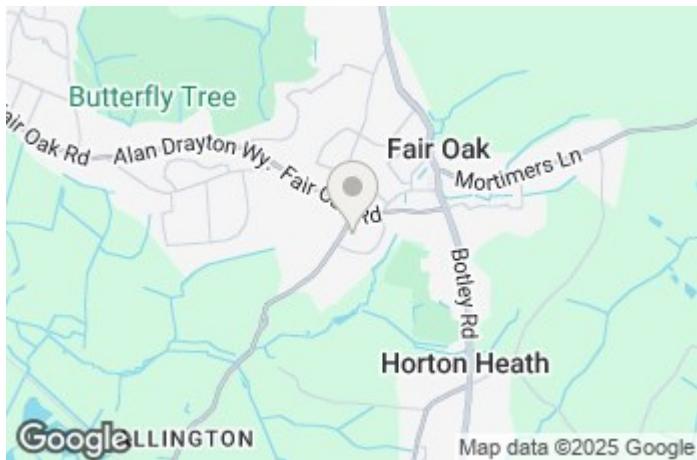
Stepping out from the patio doors from the lounge onto an area laid to patio, spanning the width of the property. Principally laid to lawn with mature shrub beds and enclosed by timber panel fencing.



## Council Tax Band E

### Agents Note

Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA & HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.



Ground Floor

1st Floor



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Energy Efficiency Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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England & Wales	EU Directive 2002/91/EC		