



17 Scantabout Avenue, Chandler's Ford, SO53 2BH

£325,000

A two bedroom chalet style semi detached property situated close to the centre of Chandler's Ford and offered for sale with no forward chain. The ground floor provides a sitting room, kitchen, conservatory and a wet room that is adapted for disabled use. On the first floor there are 2 bedrooms and a cloakroom. Externally there is a driveway for approximately 3 cars and a garage whist to the rear is a southerly facing 50' garden. Scantabout Avenue sits within catchment for Thornden School.

ACCOMMODATION:

Ground Floor:

Entrance Porch:

Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

Sitting / Dining Room:

18' x 12' (5.49m x 3.66m) Fireplace surround and hearth with inset coal effect electric fire.

Kitchen:

13' x 8' (3.96m x 2.44m) Built in double oven, built in four ring electric hob, integrated extractor hood, space and plumbing for washing machine and dishwasher, space for fridge, larder cupboard.

Conservatory:

11'9" x 7'4" (3.58m x 2.24m)

Wet Room:

7'10" x 5' (2.39m x 1.52m) Benefiting from suitability for disabled person use with shower area, wash hand basin, WC.

First Floor:

Landing:

Built in airing cupboard housing boiler.

Bedroom 1:

13' x 11'4" (3.96m x 3.45m) Range of fitted wardrobes/cupboards along one wall, fitted dressing table.

Bedroom 2:

11'9" x 8'6" (3.58m x 2.59m) Fitted double wardrobe.

Cloakroom:

5'1" x 3'8" (1.55m x 1.12m) White suite with chrome fittings comprising wash hand basin, WC.

Outside:

Front:

Area laid to lawn, planted beds, driveway providing off road parking, side pedestrian access to rear garden.

Rear Garden:

Measures approximately 50' x 27' max and comprises paved patio area, area laid to lawn, variety of plants, bushes and shrubs, further patio area.

Garage:

19'11" x 9'. With electric up and over door, power and light, personal door to garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1966

Approximate Area:

92.2sqm/992sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Scantabout Primary School

Secondary School:

Thornden Secondary School

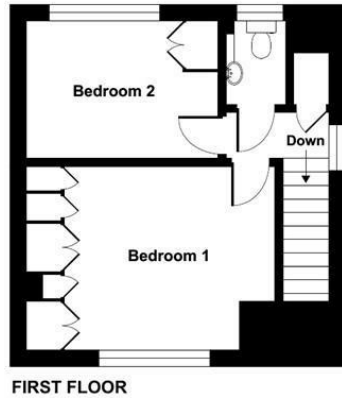
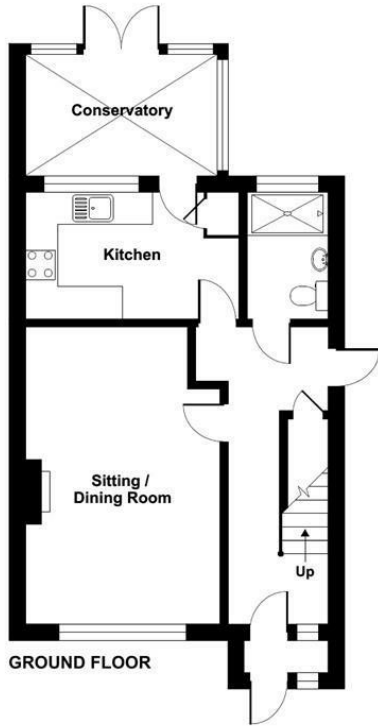
Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band C

Ground Floor = 613 sq ft / 56.9 sq m
 First Floor = 379 sq ft / 35.3 sq m
 Total = 992 sq ft / 92.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Sparks Ellison. REF: 971865

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