



sparks ellison

5 Hamble Court, Chandler's Ford, SO53 2NN

£325,000

A spacious three bedroom end of terrace family home situated in a quiet cul-de-sac and located within easy and convenient distance to both main shopping centres in Chandlers Ford, local schools to include Fryern and Toynbee and bus services to Southampton and Winchester. The property itself benefits from three good sized bedrooms and bathroom to the first floor and to the ground floor an open plan design with modern kitchen leading to a 19'10" x 12' sitting/dining room with doors to conservatory. The rear section of the garage has been converted into a useful utility space with the front section providing storage. To the front of the property is a block paved driveway affording parking for two cars and a garden to the rear measuring approximately 34' x 23'.

ACCOMMODATION

Ground Floor

Kitchen:

11'3" x 9'3" (3.43m x 2.82m) Range of units, electric oven and gas hob with extractor hood over, integrated dishwasher and fridge, tiled floor, door to utility space, open plan to sitting/dining room.

Sitting/Dining Room:

19'10" x 12' (6.05m x 3.66m) Stairs to first floor with cupboard under, fireplace with gas coal effect fire (not connected) doors to conservatory.

Conservatory

10'3" x 8'10" (3.12m x 2.69m) Double doors to rear garden.

First Floor

Landing:

Airing cupboard, hatch to loft space.

Bedroom 1:

11'3" x 9'2" (3.43m x 2.79m) Measurement up to range of modern wall to wall fitted wardrobes, matching bedside tables and dressing table to remain.

Bedroom 2:

10'8" x 10' (3.25m x 3.05m)

Bedroom 3:

9'8" x 7'10" (2.95m x 2.39m) Built in wardrobe

Bathroom:

8'3" x 5'6" (2.51m x 1.68m) White suite with chrome fittings comprising P shaped bath with shower unit over and glazed screen, wash basin with cupboard under, wc.

OUTSIDE

Front:

To the front of the property is a double width block paved driveway affording off street parking with steps up to the front door.

Rear Garden:

The rear garden measures approximately 34' x 23' Adjoining the house is a patio leading onto a lawned area, flower and shrub borders, enclosed by fencing, side gate.

Garage:

The front section of the garage measures 8'4" x 7'8" (2.54m x 2.34m) providing storage and further low level storage under the rear utility section.. The rear section of the garage is accessed from the kitchen and measures 10'1" x 8'4" providing space and plumbing for appliances, boiler.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970

Approximate Area:

1082sqft/100.2sqm (Including storage and out building)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Local Council:

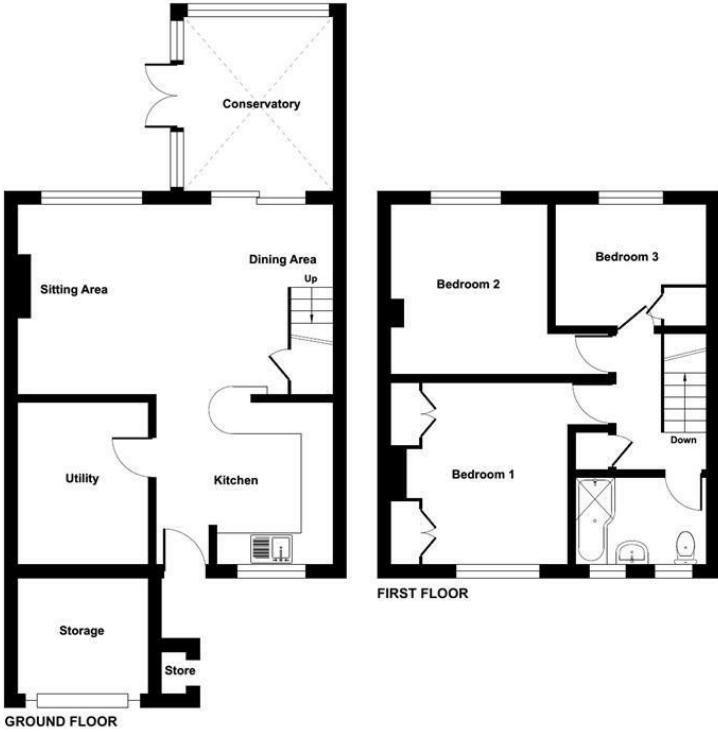
Eastleigh Borough Council - 02380688000

Council Tax:

Band C



Ground Floor = 564 sq ft / 52.3 sq m
 First Floor = 453 sq ft / 42 sq m
 Storage = 61 sq ft / 5.6 sq m
 Outbuilding = 4 sq ft / 0.3 sq m
 Total = 1082 sq ft / 100.2 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		83
(69-80) C	66	
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Sparks Ellison. REF: 1018038

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