



sparks ellison

# 90 Hursley Road, Chandler's Ford, SO53 1JB

£425,000

A 1950's semi detached family home situated in Central Chandler's Ford providing easy access to the town centre and local shops as well as having great transport links via the railway station and motorway network. The property boasts a wonderful, mature rear garden that measures approximately 118' in length with scope to create a garden to suit a buyer's requirements. There are also a number of outside storage units/workshops and even a bird aviary. Along with the two reception rooms there is a full width conservatory overlooking the rear garden. The property also sits within catchment for Thornden School.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stairs to first floor.

#### Sitting Room:

13'10" x 11'2" (4.22m x 3.40m) Fireplace surround and hearth with inset gas fire.

#### Conservatory:

19'3" x 9'1" (5.87m x 2.77m)

#### Dining Room:

11'8" x 8'7" (3.56m x 2.62m) Under stairs storage cupboard.

#### Kitchen:

8'10" x 7'11" (2.69m x 2.41m) Built in oven, built in gas hob, integrated extractor hood, space for fridge, space and plumbing for washing machine.

### FIRST FLOOR

#### Landing:

Built in airing cupboard, access to loft space.

#### Bedroom 1:

13'11" x 11'4" including wardrobe depth. (4.24m x 3.45m) Built in wardrobes.

#### Bedroom 2:

9' x 8'7" (2.74m x 2.62m)

#### Bedroom 3:

9'1" x 6'9" (2.77m x 2.06m)

#### Bathroom:

7'8" x 5'4" max (2.34m x 1.63m max) White suite with chrome fittings comprising bath, wash hand basin, WC.

### OUTSIDE

#### Front:

Area laid to lawn, planted bed, driveway providing off road parking.

#### Rear Garden:

A particular feature of the property measuring approximately 118' in length with an extensive array of plants, bushes, shrubs and trees, paved patio areas, area laid to shingle, area laid to lawn, garden shed, greenhouse, bird aviary

#### Storage/Workshop:

22'8" x 7'9" (6.91m x 2.36m) Power and light, door to garden.

#### Workshop:

15'5" x 7'4" (4.70m x 2.24m) Power and light, door to garden.

#### Storage Room:

12'3" x 8'2" (3.73m x 2.49m) Power and light.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1950

#### Approximate Area:

1486sqft/138sqm (Including outbuilding)

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

#### Secondary School:

Thornden Secondary School

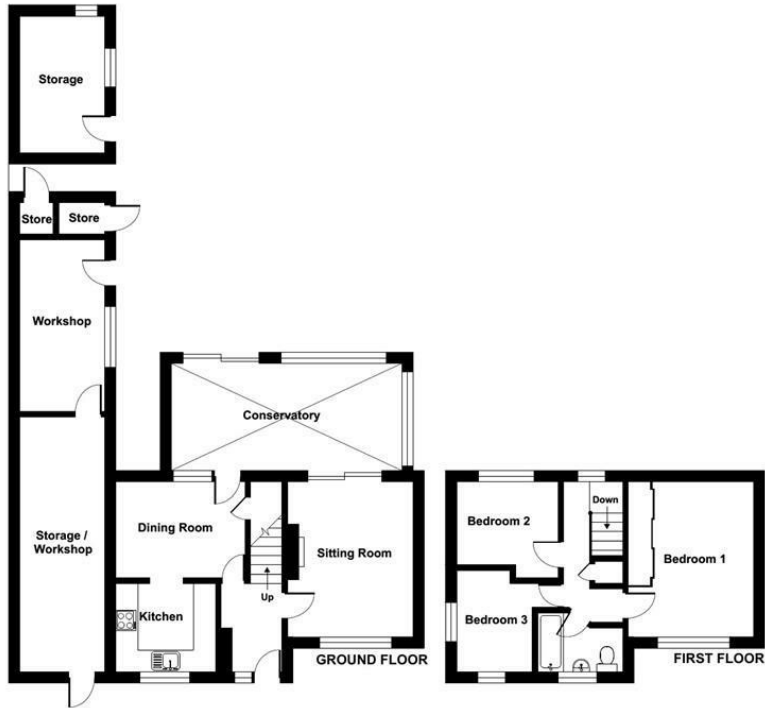
#### Council Tax:

Band D

#### Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 645 sq ft / 59.9 sq m  
 First Floor = 423 sq ft / 39.2 sq m  
 Outbuilding = 418 sq ft / 38.8 sq m  
 Total = 1486 sq ft / 138. 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			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Sparks Ellison. REF: 1051725

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