



35 Gordon Road, Chandler's Ford, SO53 5AQ

£550,000

A detached chalet style home situated in a highly sought after location and offered for sale with no forward chain. The property sits within a mature plot measuring approximately 0.2 acres and benefits from a pleasant southerly facing rear garden. Internally, the property would benefit from some general updating and also offers great potential to extend subject to relevant planning permissions. There are two bedrooms on the first floor with a 3rd on the ground floor. The entrance hall is currently fitted with a modern lift providing access to the first floor for someone with disability. Gordon Road sits within catchment for Hiltingbury and Thornden Schools.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor, lift to first floor, under stairs storage cupboard.

Cloakroom:

6'10" x 2'10" (2.08m x 0.86m) White suite with chrome fittings comprising wash hand basin, WC.

Sitting/Dining Room:

18'11" x 16' (5.77m x 4.88m) Fireplace surround and hearth with electric fire.

Bedroom 3/Study:

9'10" max x 7'8" (3.00m max x 2.34m) Built in double wardrobe.

Kitchen:

15'4" x 7'8" (4.67m x 2.34m) Space and point for cooker, space and plumbing for washing machine, space for fridge freezer.

FIRST FLOOR

Landing:

Bedroom 1:

13'5" x 10'10" (4.09m x 3.30m) Built-in wardrobes, built-in cupboard housing hot water tank, access to eaves.

Bedroom 2:

11' x 10'10" (3.35m x 3.30m) Built in wardrobe, access to eaves.

Shower Room:

7'6" x 6'3" (2.29m x 1.91m) White suite with chrome fittings comprising shower in cubicle, wash hand basin, WC.

OUTSIDE

Front:

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

Rear Garden:

Measures approximately 122' x 48' and comprises area laid to lawn, paved patio area, garden pond, mature plants, bushes, shrubs and trees, garden shed, outside tap, the garden benefits from a pleasant southerly aspect.

Garage:

17'10" x 9' (5.44m x 2.74m) With up and over door, power and light.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1964

Approximate Area:

990sqft/91.9sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

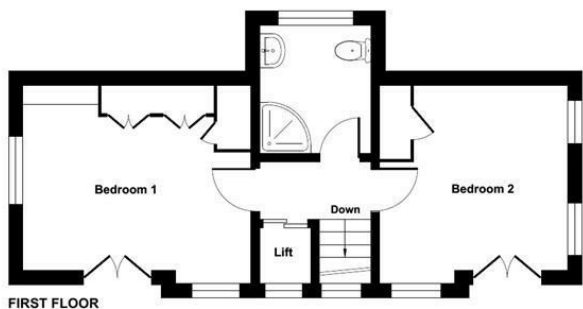
Council Tax:

Band E

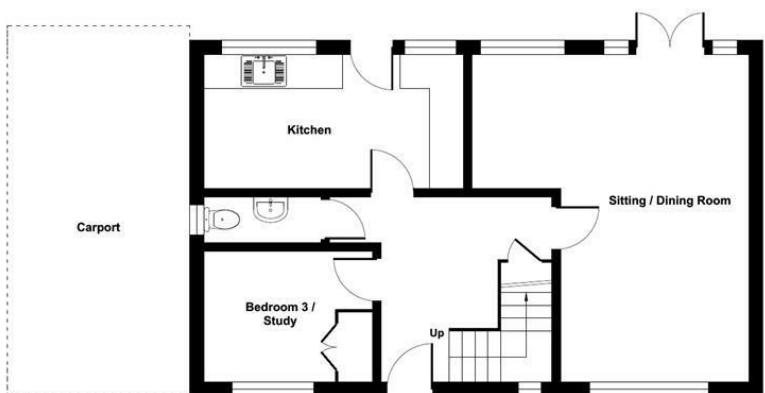
Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 610 sq ft / 56.6 sq m (excludes carport)
 First Floor = 380 sq ft / 35.3 sq m
 Total = 990 sq ft / 91.9 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	46	
(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). © richrecom 2023. Produced for Sparks Ellison. REF: 1051174

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