



sparks ellison

# 31 Salcombe Close, Chandler's Ford, SO53 4PJ

£400,000

A three bedroom detached house situated in a cul-de-sac on the edge of Valley Park and within walking distance to a range of local shops and amenities in Pilgrims Close as well as the local St. Francis School. The property affords spacious well proportioned rooms and also benefits from modern kitchen, dining room, en-suite bathroom to the main bedroom and conservatory together with a good size frontage that affords parking for several vehicles and leads to the single garage.

## ACCOMMODATION

### GROUND FLOOR

#### Reception Hall:

15'1" x 6' (4.60m x 1.83m) Stairs to first floor.

#### Cloakroom:

Modern white suite with chrome fitments comprising wash basin with cupboard under, w.c.

#### Sitting Room:

17'1" x 10'3" (5.21m x 3.12m) Fireplace with electric fire.

#### Kitchen/Dining Room:

17'1" x 8'8" (5.21m x 2.64m) Range of re-fitted white gloss units, electric oven, electric hob with extractor hood over, integrated dishwasher and fridge, space for table and chairs, double doors to conservatory.

#### Conservatory:

16'6" x 11' (5.03m x 3.35m) Space and plumbing for appliances, double doors and single door to rear garden.

### FIRST FLOOR

#### Landing:

Hatch to loft space, airing cupboard.

#### Bedroom 1:

10'6" x 10'4" excluding recess (3.20m x 3.15m excluding recess) Fitted wardrobes.

#### En-suite Bathroom:

6'4" x 5'8" (1.93m x 1.73m) White suite with chrome fitments comprising bath with shower unit over and glazed screen, wash basin, w.c..

#### Bedroom 2:

10' x 8'8" (3.05m x 2.64m)

#### Bedroom 3:

8'9" x 6'9" (2.67m x 2.06m)

#### Bathroom:

6'8" x 5'10" (2.03m x 1.78m) White suite with chrome fitments comprising panel bath with shower unit over and glazed screen, wash basin, w.c., tiled walls.

## OUTSIDE

### Front:

To the front of the property is a large brick paved area affording parking for several vehicles and side access to rear garden.

### Rear Garden:

Approximately 43' x 38' (max). The garden is neatly arranged with various patio areas, an area of artificial grass, raised planted bed and enclosed by fencing and walling. Garden shed.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1980's

### Approximate Area:

1139sqft/105.8sqm

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Loft Space:

Partially boarded with light connected

### Infant/Junior School:

St. Francis Primary School

### Secondary School:

Toynbee Secondary School

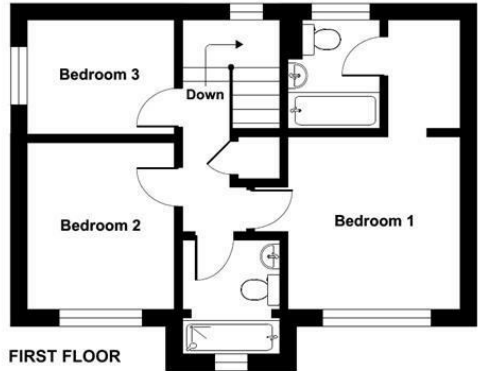
### Council Tax:

Band D

### Local Council:

Test Valley Borough Council - 01264 368000

Ground Floor = 673 sq ft / 62.5 sq m  
 First Floor = 466 sq ft / 43.2 sq m  
 Total = 1139 sq ft / 105.8 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		68	
(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	

Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2023. Produced for Sparks Ellison. REF: 975564

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