



sparks ellison

41 Salcombe Close, Chandler's Ford, SO53 4PJ

£370,000

An exceptionally well presented three bedroom semi detached home situated in a cul-de-sac on the edge of Valley Park. The property is well placed for access to local shops and schooling in Pilgrims Close together with the centre of Chandler's Ford and the M3 & M27 motorways. The property benefits from a host of attributes to include a beautifully re-fitted kitchen/dining room, re-fitted cloakroom, 14' living room, main bedroom with re-fitted en-suite, driveway and garage and 43'6" rear garden with pleasant westerly aspect.

ACCOMMODATION

Ground Floor

Entrance Hall:

Laminate wood floor.

Cloakroom:

Re-fitted white suite with chrome fittings comprising wash basin and w.c.

Living Room:

14'9" x 14'4" (4.50m x 4.37m) Laminate wood flooring. The sitting area benefits from a fireplace with inset electric fire.

Kitchen/Dining Room:

14'4" x 9'6" (4.37m x 2.90m) Beautifully re-fitted with a range of matching units at base and eye level with contrasting work surfaces, built in electric oven, gas hob with extractor hood over, built in microwave, space for fridge/freezer, and space and plumbing for washing machine. The dining area affords space for table and chairs with double doors to rear garden.

First Floor

Landing:

Storage cupboard.

Bedroom 1:

11'6" x 7'9" (3.51m x 2.36m) Up to a range of built in wardrobes.

En-Suite:

Re-fitted white suite with chrome fittings comprising shower cubicle with glazed screen, wash basin, w.c.

Bedroom 2:

9'9" x 8' (2.97m x 2.44m)

Bedroom 3:

6'8" x 6'5" (2.03m x 1.96m)

Bathroom:

8' x 6'9" (2.44m x 2.06m) White suite with chrome fittings comprising bath with mixer tap and shower attachment, wash basin, w.c.

OUTSIDE

Front:

To the front is a driveway affording off street parking leading to the garage with further gravel parking area.

Rear Garden:

Approximately 43'6" x 25'. Affording a pleasant westerly aspect. Adjoining the house is a full width deck leading onto a lawned area, surrounded by flower and shrub borders and enclosed by fencing, garden shed.

Garage:

17'4" x 9'3" (5.28m x 2.82m) Boiler, light and power, roof storage space, door to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1985

Approximate Area:

88.4sqm/952sqft (Including garage)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with light connected

Infant/Junior School:

St Francis Primary School

Secondary School:

Toynbee Secondary School

Local Council:

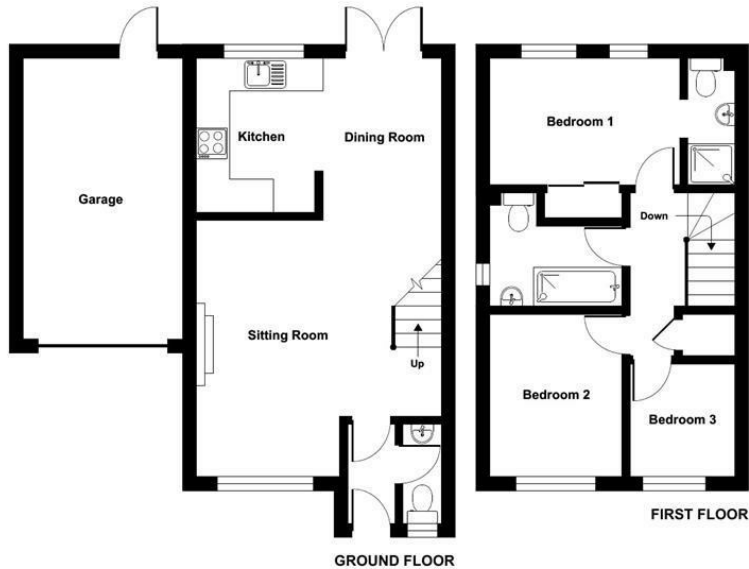
Test Valley Borough Council - 01264 368000

Council Tax:

Band C



Ground Floor = 392 sq ft / 36.4 sq m
 First Floor = 376 sq ft / 34.9 sq m
 Garage = 184 sq ft / 17.1 sq m
 Total = 952 sq ft / 88.4 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 | | 82 |
| (69-80) C | 67 | |
| (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). © nichecom 2024. Produced for Sparks Ellison. REF: 1075173

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