



sparks ellison

7 Kelburn Close, Chandlers Ford, SO53 2PU

£335,000

A well presented three bedroom semi detached home benefiting from a 21'7" living room, rear garden with south westerly aspect and pleasant outlook, adjoining garage and modern shower room. South Millers Dale is conveniently placed for access to a range of shops on Hursley Road, Chandler's Ford railway station, woodland walks and the centre of Chandler's Ford.

ACCOMMODATION

GROUND FLOOR

Reception Hall:
Stairs to first floor.

Living Room:
21'7" x 11'3" x 8'9" (6.58m x 3.43m x 2.67m) Bow window, fireplace.

Kitchen:
9' x 8'4" (2.74m x 2.54m) Range of units, built in oven and hob with extractor hood over, integrated fridge, door to rear garden.

FIRST FLOOR

Landing:
Hatch to loft space.

Bedroom 1:
12' x 9'5" (3.66m x 2.87m)

Bedroom 2:
10'8" x 9'4" (3.25m x 2.84m)

Bedroom 3:
9'1" x 8' (2.77m x 2.44m) Airing cupboard.

Shower Room:
6'8" x 6'4" (2.03m x 1.93m) Suite comprising corner shower cubicle with glazed screen, wash basin, w.c., tiled walls and floor.

OUTSIDE

Front:
Driveway affording off street parking leading to the garage, adjacent gravel and planted area.

Rear Garden:
Approximately 31' x 24' affording a pleasant south westerly aspect and outlook.

Adjoining the property is an attractive porcelain full width patio ideal for outside entertaining leading onto gravel and planted areas, enclosed by fencing.

Garage:
16'6" x 8'1" (5.03m x 2.46m) Light and power, space and plumbing for washing machine.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1981

Approximate Area:
84.1sqm/907sqft (Including garage)

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Chandler's Ford Infant/Merdon Junior School

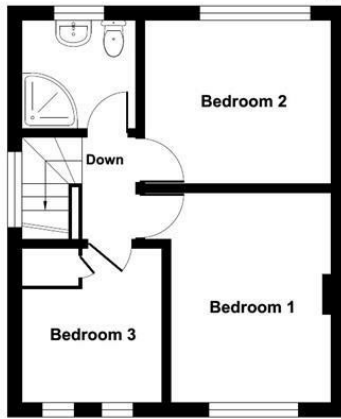
Secondary School:
Toynbee Secondary School

Council Tax:
Band C

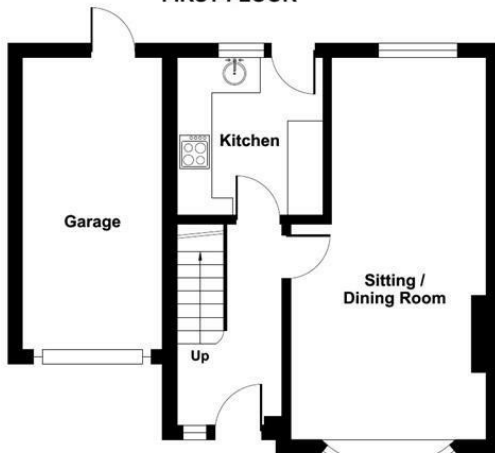
Local Council:
Eastleigh Borough Council - 02380 688000



Ground Floor = 388 sq ft / 36 sq m
 First Floor = 386 sq ft / 35.8 sq m
 Garage = 133 sq ft / 12.3 sq m
 Total = 907 sq ft / 84.1 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			88
(81-91) B		72	
(69-80) C			
(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). © richiecom 2024. Produced for Sparks Ellison. REF: 1090265

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