



sparks ellison

3 Kelburn Close, Chandlers Ford, SO53 2PU

£315,000

A three bedroom semi detached house situated in a quiet cul-de-sac within the popular South Millers Dale area. The property provides attributes such as a 23'1" living room, modern shower room and delightful rear garden with a recently laid porcelain patio affording a pleasant south westerly aspect. Internally the property would benefit from updating throughout but is reflected in the current asking price. 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

Entrance Vestibule:

Living Room:

23'1" x 15'3" x 8'2" (7.04m x 4.65m x 2.49m) Fireplace, stairs to first floor.

Kitchen:

10'4" x 7' (3.15m x 2.13m) Range of units, space and plumbing for appliances, door to rear garden.

FIRST FLOOR

Landing:

Hatch to loft space.

Bedroom 1:

12'4" x 8'10" (3.76m x 2.69m)

Bedroom 2:

10'7" x 8'9" (3.23m x 2.67m)

Bedroom 3:

9'3" x 6'4" max (2.82m x 1.93m max) Airing cupboard.

Shower Room:

7'4" x 6'3" (2.24m x 1.91m) White suite comprising corner shower cubicle, wash basin, w.c., tiled walls.

OUTSIDE

Front:

Driveway to garage, planted area.

Rear Garden:

Approximately 38'8" x 25'. Affording a pleasant south westerly aspect. Adjoining the house is a full width porcelain paved patio ideal for outside entertaining

leading onto a lawned area and further patio, sleeper edging and planters, enclosed by fencing.

Garage:

17'7" x 8'2" (5.36m x 2.49m) Boiler, light and power, door to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980

Approximate Area:

861sqft/79.8sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Fully boarded with ladder and light connected

Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

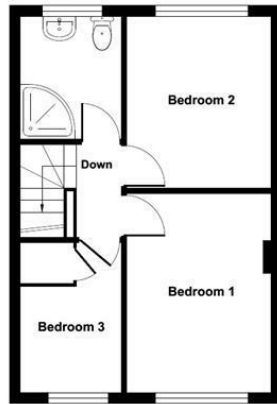
Band C

Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 372 sq ft / 34.5 sq m
 First Floor = 353 sq ft / 32.7 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 861 sq ft / 79.8 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			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(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). © richcom 2024. Produced for Sparks Ellison. REF: 1090266

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