



# 2 Peverells Wood Close, Chandler's Ford, SO53 2FY

£315,000

A well presented three bedroom home situated in a cul-de-sac within the popular Peverells Wood area. The convenient location is within walking distance to the local and highly regarded Scantabout School with the centre of Chandler's Ford and bus services to Southampton and Winchester a short distance away. The property also falls within the catchment for the popular Thornden Secondary School and easy access can be gained to the M3 and M27 motorway network. The house itself provides spacious well proportioned rooms with a good sized south facing living room to the rear and re-fitted kitchen on the ground floor, together with three good sized bedrooms and modern bathroom suite to the first floor. There is also the benefit of a garage in a nearby block.

## ACCOMMODATION

### Ground Floor:

#### Open Porch:

Cupboard housing boiler.

#### Reception Hall:

Stairs to first floor, storage cupboard, wooden floor.

#### Living Room:

17'2" x 13'6" (5.23m x 4.11m) Door to rear garden, fireplace with electric fire.

#### Kitchen/Dining Room:

12'4" x 11'2" (3.76m x 3.40m) Re-fitted comprehensive range of cream shaker style units and composite worktops, electric double oven/combo microwave, integrated fridge and freezer, integrated dishwasher, space and plumbing for washing machine, induction hob with extractor hood over, island unit, wooden floor.

### First Floor

#### Landing:

Hatch to loft space, airing cupboard.

#### Bedroom 1:

13'4" x 7'9" (4.06m x 2.36m) Measurement up to range of virtually full width fitted wardrobes.

#### Bedroom 2:

12'8" x 8'9" (3.86m x 2.67m)

#### Bedroom 3:

9'4" x 7'3" (2.84m x 2.21m)

#### Bathroom:

8'2" x 5'6" (2.49m x 1.68m) Modern white suite comprising bath with mixer tap and shower attachment, glazed screen, separate shower unit over, wash basin, wc.

## OUTSIDE

### Front:

Pathway to front door and planted borders.

### Rear Garden:

Approximately 27' enjoying a pleasant southerly aspect.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1973

### Approximate Area:

84.6sqm/911sqft

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Loft Space:

Partially boarded with light connected

### Infant/Junior School:

Scantabout Primary School

### Secondary School:

Thornden Secondary School

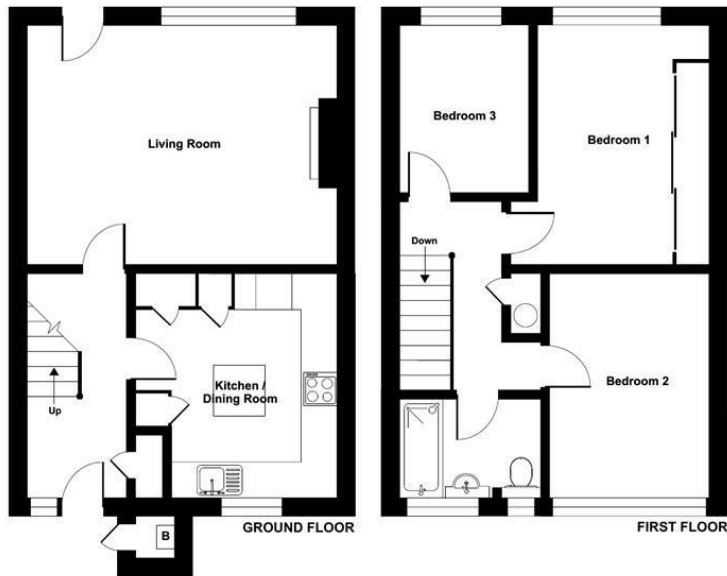
### Local Council:

Eastleigh Borough Council - 02380 688000

### Council Tax:

Band C

Ground Floor = 459 sq ft / 42.6 sq m  
 First Floor = 452 sq ft / 41.9 sq m  
 Total = 911 sq ft / 84.6 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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: 1090967

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