



1 Keble Road, Chandlers Ford, SO53 3DR

£400,000

An exceptionally well presented three bedroom semi detached home benefiting from spacious well proportioned accommodation to include an 18'2" x 11'7" living room with doors to a stunning conservatory and a kitchen and re-fitted cloakroom completing the ground floor. On the first floor are three spacious bedrooms together with a re-fitted en-suite shower room and re-fitted bathroom. Externally the property benefits from a double width driveway leading to a garage with a pleasant rear garden measuring approximately 44' x 35'.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor, laminate wood floor, door to garage.

Cloakroom:

5'10" x 2'10" (1.78m x 0.86m) White suite comprising wash basin, w.c.

Sitting Room:

18'2" x 11'7" (5.54m x 3.53m) Under stairs storage cupboard, double doors to conservatory.

Conservatory:

12'3" x 8' (3.73m x 2.44m) Glass roof, radiator, double doors to outside and single door.

Kitchen:

9'7" x 8'11" (2.92m x 2.72m) Range of fitted units, stainless steel electric oven and gas hob with extractor hood over, space and plumbing for further appliances, laminate wood floor.

FIRST FLOOR

Landing:

Storage cupboard, airing cupboard.

Bedroom 1:

18'1" x 10'6" max (5.51m x 3.20m max) Range of built in wardrobes.

En-suite Shower Room:

6'4" x 5'2" (1.93m x 1.57m) Modern white suite with chrome fittings comprising double width walk in shower, wash basin with cupboard under, tiled floor.

Bedroom 2:

11'3" x 9'1" (3.43m x 2.77m)

Bedroom 3:

8'9" x 8'7" (2.67m x 2.62m)

Bathroom:

6'7" x 5'7" (2.01m x 1.70m) Modern white suite comprising bath with shower unit over, wash basin with cupboard under, w.c., tiled floor.

Front Garden:

Double width driveway providing off street parking for two cars with planted borders and side gate to rear garden.

Rear Garden:

A particularly attractive feature of the property measuring approximately 44' x 35'. Two areas of decking leading onto a good size lawn enclosed by fencing.

Garage:

16'11" x 8'2" (5.16m x 2.49m) Light and power.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2003

Approximate Area:

107sqm/1153sqft

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:

Fryern Infant/Junior Schools

Secondary School:

Toynbee Secondary School

Council Tax:

Band C

Local Council:

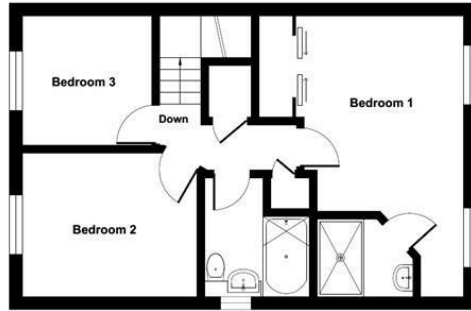
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Agents Note:

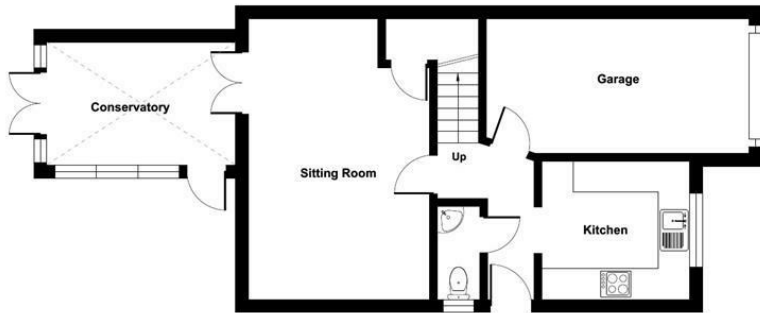
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Ground Floor = 494 sq ft / 46 sq m
 First Floor = 514 sq ft / 48 sq m
 Garage = 145 sq ft / 13 sq m
 Total = 1153 sq ft / 107 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(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). © nichicom 2022. Produced for Sparks Ellison. REF: 648941

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