



17 Maytree Road, Chandler's Ford, SO53 5RT

£360,000

A three bedroom terrace family home situated within the heart of Hiltingbury and offered for sale with no forward chain. The property boasts well proportioned accommodation including a 23'5" Sitting Room, 21' x 16'7" Kitchen/Breakfast/Family Room and cloakroom. Externally there is a long front garden and an enclosed rear garden along with a garage located in a block to the rear. Maytree Road sits within catchment for Hiltingbury and Thornden Schools.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor, built in storage cupboards.

Cloakroom:

4'6" x 4'2" (1.37 x 1.26m) White suite with chrome fittings comprising low level wc, wash hand basin.

Sitting Room:

23'5" x 11'8" (7.13m x 3.55m)

Kitchen/Breakfast/Family Room:

21' x 16'7" Built in oven, built in gas hob, integrated extractor hood, plumbing for washing machine, fitted breakfast bar, space for table and chairs, wall mounted boiler.

FIRST FLOOR

Landing:

Access to loft space.

Bedroom 1:

11'10" to wardrobes x 9'4" plus door recess (3.62m x 2.85) Built in wardrobes.

Bedroom 2:

11'8" x 9'1" (3.56m x 2.77m)

Bedroom 3:

8'8" x 7'1" (2.65m x 2.15m) Built in wardrobe.

Bathroom:

8'2" x 4'9" (2.49 x 1.45m) White suite with chrome fittings comprising bath with shower over, wash hand basin.

Separate W.C:

5'3" x 2'9" (1.61m x 0.83m) Comprising low level wc.

OUTSIDE

Front:

Comprises an area laid to lawn with a variety of plants, shrubs and trees, pathway to front door.

Rear Garden:

Measures approximately 21' x 19' and comprises paved patio, flower and shrub border, area laid to shingle, outside power point.

Garage:

16'10" x 9' (5.13m x 2.74m) With parking space in front of the garage. The garage is the 2nd on the right with the white door.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960's

Approximate Area:

118.5sqm/1276sqft (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

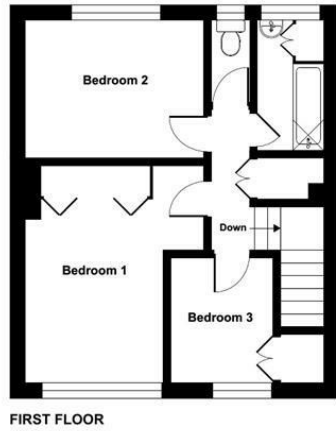
Council Tax:

Band D

Local Council:

Eastleigh Borough Council - 02380 688000

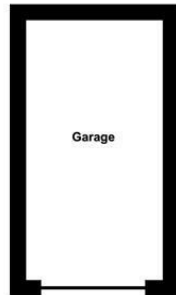
Ground Floor = 662 sq ft / 61.5 sq m
 First Floor = 461 sq ft / 42.8 sq m
 Garage = 153 sq ft / 14.2 sq m
 Total = 1276 sq ft / 118.5 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Garage

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Sparks Ellison. REF: 1105084



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



