



sparks ellison

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 fitments 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.

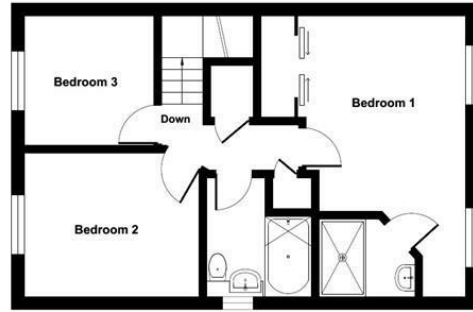
OTHER INFORMATION

- Tenure:**
Freehold
- Approximate Age:**
2003
- Approximate Area:**
107sqm/1153sqft
- Sellers Position:**
Looking for forward purchase
- Heating:**
Gas central heating
- Windows:**
UPVC double glazed winodws
- 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:**
Eastleigh Borough Council - 02380 688000

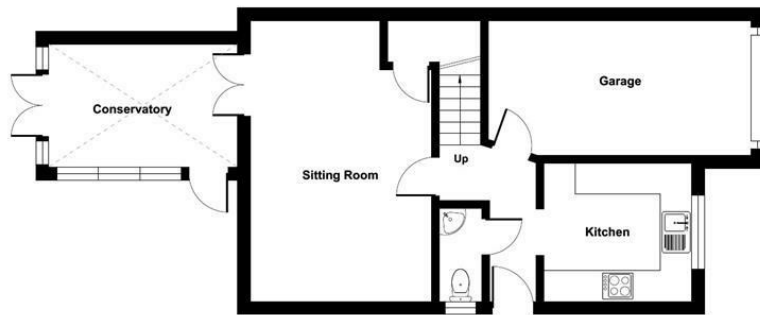
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.



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

 Certified Property Measurer
 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



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 

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