





# 11 Meon Crescent, Chandler's Ford, SO53 2PA

£335,000

A modern three bedroom terrace home situated in a popular road within close proximity to the centre of Chandler's Ford and Toynbee school. There are local shops and Chandler's Ford Train Station within easy walking distance. The property boasts three bedrooms and a bathroom on the first floor, with a 17' Sitting Room and 12' x 11' kitchen along with a cloakroom on the ground floor. There is parking for two vehicles to the front and a garage located in a nearby block.

## ACCOMMODATION:

### Ground Floor:

#### Entrance Hall:

Built in storage cupboard, stairs to first floor, under stairs storage cupboards.

#### Cloakroom:

4'2" x 1'11" (1.27m x 0.58m) White suite with chrome fittings comprising wash hand basin, WC.

#### Kitchen:

12'4" x 11'4" (3.76m x 3.45m) Built in double oven, built in gas hob, fitted extractor hood, integrated fridge freezer, plumbing for dishwasher, plumbing for washing machine, boiler in cupboard.

#### Sitting Room:

17'1" x 13'4" (5.21m x 4.06m)

### First Floor:

#### Landing:

Access to loft space, built in airing cupboard.

#### Bedroom 1:

13'9" x 9'6" (4.19m x 2.90m)

#### Bedroom 2:

12'2" x 8'7" (3.71m x 2.62m)

#### Bedroom 3:

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

#### Bathroom:

7'11" x 5'5" (2.41m x 1.65m) Comprising bath with shower over, wash hand basin, WC.

## OUTSIDE:

### Front:

Parking for two vehicles.

### Rear Garden:

Measures approximately 26' x 18' and comprises paved patio area, area laid to lawn, gate providing rear pedestrian access.

### Garage:

There is a garage in a block located to the rear of the property, the garage for No.11 is the 5th garage on the right with a white garage door.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1970's

### Approximate Area:

99sqm/1066sqft (Including garage)

### Sellers Position

Looking for forward purchase but have found a property to buy

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Infant/Junior School:

Fryern Infant/Junior School

### Secondary School:

Toynbee Secondary School

### Local Council:

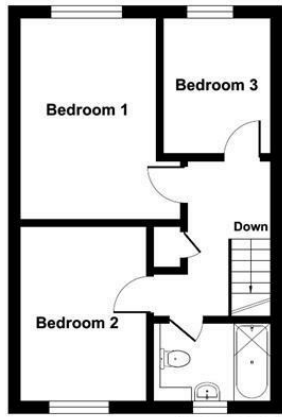
Eastleigh Borough Council - 02380 688000

### Council Tax:

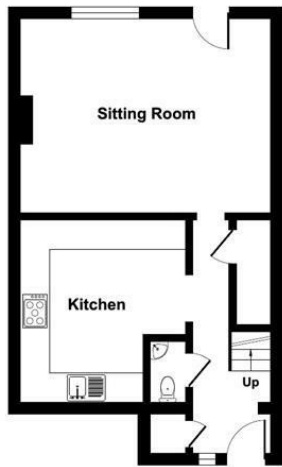
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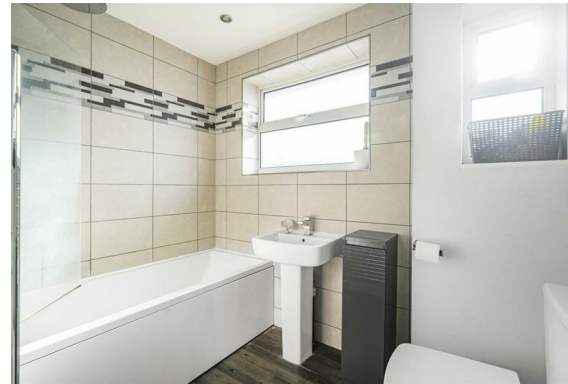
Ground Floor = 481 sq ft / 44.6 sq m  
 First Floor = 452 sq ft / 42 sq m  
 Garage = 133 sq ft / 12.3 sq m  
 Total = 1066 sq ft / 99 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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). © richiecom 2024. Produced for Sparks Ellison. REF: 1096290

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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.



