



sparks ellison

25 Salcombe Close, Chandler's Ford, SO53 4PJ

£450,000

A superbly presented link-detached family home within a cul-de-sac of similar style properties and offering three bedrooms, en-suite shower room to master bedroom, family bathroom and sitting room with the added benefit of a wonderful kitchen/dining/family room and play room. There is also a downstairs cloakroom, rear garden, with a pleasant south westerly aspect, driveway parking and garage.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Cloakroom:

5'11" x 3' (1.80m x 0.91m) White suite comprising WC, wash hand basin.

Sitting Room:

15'2" plus recess x 14'9" (4.62m plus recess x 4.50m) Under stairs storage cupboard.

Kitchen/Dining/Family Room:

21'2" x 13'7" (6.45m x 4.14m) Built in double oven, built in induction hob, integrated dishwasher, integrated fridge freezer, space for table and chairs, space for sofas.

Play Room:

12'2" x 8'9" (3.71m x 2.67m)

Utility Room:

7'11" x 7'9" (2.41m x 2.36m) Space and plumbing for washing machine, space for tumble dryer, wall mounted boiler.

FIRST FLOOR

Landing:

Built in airing cupboard.

Bedroom 1:

11'7" x 7'9" (3.53m x 2.36m) Built in wardrobes.

En-suite:

7'7" x 2'11" (2.31m x 0.89m) White suite with shower in cubicle, wash hand basin, WC, heated towel rail.

Bedroom 2:

9'8" x 8'1" (2.95m x 2.46m)

Bedroom 3:

6'8" x 6'5" (2.03m x 1.96m)

Bathroom:

7'11" x 6'10"max (2.41m x 2.08m max) White suite comprising bath with shower over, WC, wash hand basin and heated towel rail.

OUTSIDE

Front:

Area laid to lawn, side pedestrian access to rear garden, driveway providing off road parking, block paved driveway providing off road parking.

Rear Garden:

Measures approximately 30' x 30" with a south-westerly aspect, area laid to shingle, area laid to lawn.

Store:

8'8" x 8'8" (2.64m x 2.64m) With up and over door, power and light. (Agents Note: Garage converted to provide Store and Utility Room)

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1986

Approximate Area:

1178sqft/109.2sqm (Including store room)

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:

St. Francis Primary School

Secondary School:

Toynbee Secondary School

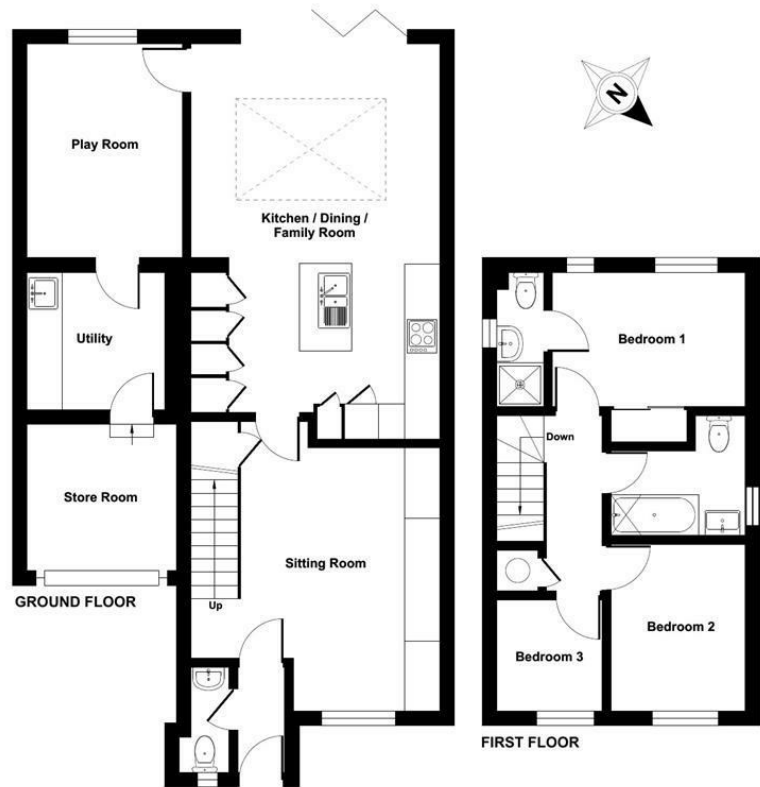
Council Tax:

Band D

Local Council:

Test Valley Borough Council - 01264 368000

Ground Floor = 753 sq ft / 69.9 sq m
 First Floor = 354 sq ft / 32.8 sq m
 Store Room = 71 sq ft / 6.5 sq m
 Total = 1178 sq ft / 109.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		65	
(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). © richcom 2024. Produced for Sparks Ellison. REF: 1110314

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