



se sparks ellison
For Sale



15 Corinthian Road, Chandler's Ford, SO53 2BA

£450,000

A detached chalet style home situated close to the centre of Chandler's Ford and easy access to the M3 Motorway. The property benefits from three bedrooms including a ground floor bedroom and ground floor bathroom. There is a conservatory at the rear overlooking the southerly facing, 70' rear garden which boasts a summer house. The property sits within catchment for Thornden School and is offered for sale with no forward chain.

ACCOMMODATION:

GROUND FLOOR

Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

Sitting Room:

17'11" x 10'11" (5.46m x 3.33m) Fireplace surround and hearth with inset electric fire.

Kitchen:

11'11" x 8'11" (3.63m x 2.72m) Built in oven, built in gas hob, fitted extractor hood, space and plumbing for dishwasher, space for fridge, space for freezer, built in storage cupboard, wall mounted boiler.

Conservatory:

10'6" x 7'6" (3.20m x 2.29m)

Bedroom 3:

10'5" x 8'11" (3.18m x 2.72m)

Bathroom:

7'11" x 5'6" (2.41m x 1.68m) Comprising bath with shower over, wash hand basin, WC.

FIRST FLOOR

Bedroom 1:

12'6" x 10'5" (3.81m x 3.18m) Built in wardrobe.

Bedroom 2:

12'6" max x 11'6" max (3.81m max x 3.51m max) Built in wardrobe.

Cloakroom:

6'4" x 5'2" (1.93m x 1.57m) Comprising wash hand basin, WC.

OUTSIDE:

Front:

Comprises paved patio area, planed beds, driveway providing off road parking.

Rear Garden:

Measures approximately 70' x 30' benefitting from a pleasant south facing aspect and comprising paved patio area, area laid to lawn, planted beds, summer house, outside tap, further paved patio area.

Garage:

15'9" x 9' (4.80m x 2.74m) With up an dover door.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1964

Approximate Area:

1063sqft/98.8sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Scantabout Primary School

Secondary School:

Thorden Secondary School

Local Council:

Eastleigh Borough Council 02380 688000

Council Tax:

Band D

Ground Floor = 666 sq ft / 61.9 sq m
 First Floor = 397 sq ft / 36.9 sq m
 Total = 1063 sq ft / 98.8 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			79
(69-80) C		63	
(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). © nrichcom 2024. Produced for Sparks Ellison. REF: 1116435

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