



90 Monmouth Close, Chandler's Ford, SO53 4SZ

£290,000

A modern two bedroom terraced home situated in a popular cul de sac location within the pleasant Valley Park development which boasts local shops, health practices, public house, schooling, Knightwood Lesisure Centre and an array of woodland walks. No.90 enjoys a good size sitting room that opens onto the garden as does the kitchen. Two good size bedrooms share the bathroom whilst externally there is an enclosed rear garden. There is also an allocated parking space.

ACCOMMODATION

GROUND FLOOR

Entrance Porch:

Built in storage cupboard.

Sitting Room:

15'10" x 11'11" (4.83m x 3.63m) Stairs to first floor.

Kitchen:

11'11" x 8'10" (3.63m x 2.69m) Built in oven, built in electric hob, space for fridge freezer, space for table and chairs, plumbing for washing machine.

FIRST FLOOR

Landing:

Access to loft space.

Bedroom 1:

11'11" x 8'10" (3.63m x 2.69m)

Bedroom 2:

11'11" x 7'6" (3.63m x 2.29m)

Bathroom:

8'10" x 4'6" (2.69m x 1.37m) Comprising bath with shower over, wash hand basin, WC, built in storage cupboard housing boiler.

OUTSIDE

Front:

Area laid to lawn, planted bed, area laid to shingle.

Rear Garden:

Measures approximately 26' x 25' Area laid to shingle, planted beds, garden shed, rear pedestrian access.

Parking:

There is an allocated parking space in the car parking area to the right hand side of the property. The space for number 90 is the 3rd space along from the left hand fence.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970's

Approximate Area:

629sqft/58.4sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

St. Francis Primary School

Secondary School:

Toynbee Secondary School

Council Tax:

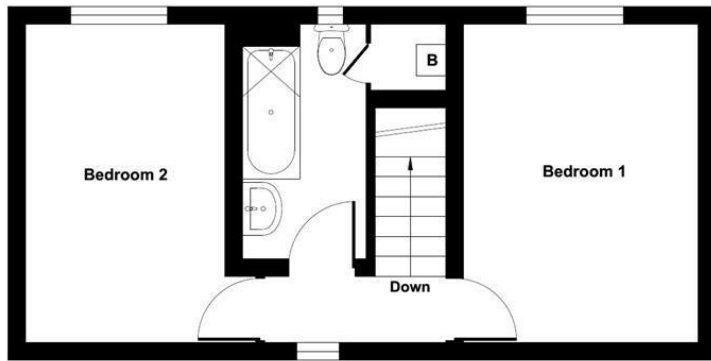
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Local Council:

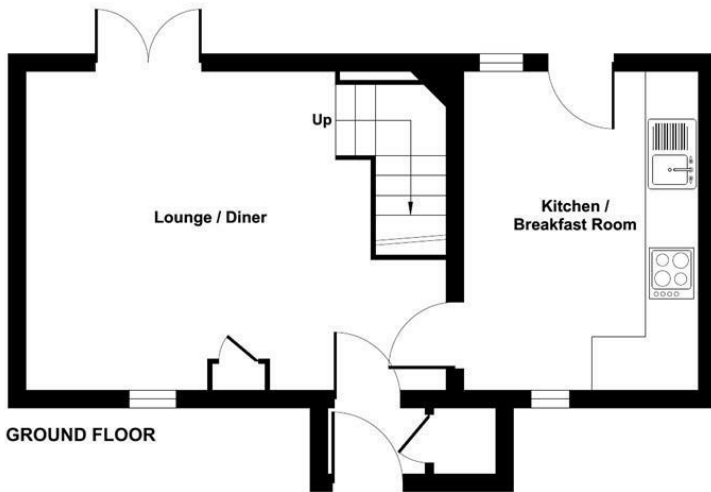
Eastleigh Borough Council - 02380 688000



Ground Floor = 325 sq ft / 30.2 sq m
 First Floor = 304 sq ft / 28.2 sq m
 Total = 629 sq ft / 58.4 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		87
(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		
England & Wales	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: 1103107

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

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