



sparky ellison

# 6 Rufford Close, Eastleigh, SO50 4RU

£350,000

Beautifully presented three bedroom semi detached home with charming gardens. The ground floor provides a generous entrance hallway, ground floor cloakroom, separate sitting room and generous kitchen/dining room overlooking the attractive rear garden. On the first floor three bedrooms and a family bathroom can be found. Externally the property enjoys a mature 67' rear garden and a garage conveniently located in a nearby block.

## ACCOMMODATION

### Ground Floor

#### Hallway:

9'11" x 8'4" (3.02m x 2.54m) UPVC double glazed front door and full height windows. Stairs to first floor, decorative wood panelling and tiled floor.

#### Cloakroom:

6'3" x 2'10" (1.91m x 0.86m) Matching wash hand basin and WC, tiled flooring, wall mounted gas central heating boiler. Window providing natural light and ventilation.

#### Sitting Room:

17'7" x 11'4" (5.36m x 3.45m) (both maximum measurements). Box bay window, full height storage cupboard, under stairs storage cupboard. Wood laminate flooring.

#### Kitchen/Dining Room:

21'7" x 9'9" (6.58m x 2.97m) Comprehensively fitted kitchen with patio doors, personnel door and windows to rear overlooking the rear garden. Generous array of matching base and eye-level units with contrasting work surfaces and breakfast bar. Built in wine rack. Inset stainless steel sink with single drainer sink unit. Tiled flooring. Built in electric oven induction hob with cooker hood over. Space for American style fridge freezer. Space and plumbing for washing machine and dishwasher. The room also offers a generous space for dining table and chairs.

### First Floor

#### Landing:

Decorative wood panelling. Access to loft space.

#### Bedroom 1:

14'9" x 10'1" (4.50m x 3.07m)

#### Bedroom 2:

10'11" x 8'8" (3.33m x 2.64m) (maximum measurements)

#### Bedroom 3:

11'7" x 5'8" (3.53m x 1.73m)

#### Family Bathroom:

9'11" x 5'10" (3.02m x 1.78m) (irregular shape and maximum measurements). White suite comprising P shaped panel enclosed bath with thermostatic shower over and glazed shower screen, matching wash hand basin and WC. Chrome towel radiator. Tiled walls and floor.

## OUTSIDE

### Front:

Ornate pathway leading to front door area laid to lawn with mature shrubs and external lighting.

### Rear Garden:

Approximate measurements of 67' in length x 30' and is enclosed with timber panel fencing and gated side pedestrian access. Patio area ideal for external dining, generous area laid to lawn flanked with carefully planted mature flowers, shrubs and trees. Area laid with artificial grass and centrepiece magnolia tree. Timber garden shed to remain.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1979

### Approximate Area:

90.2sqm/972sqft

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Loft Space:

Partially boarded with ladder & light connected

### Infant/Junior School:

Shakespeare Infant/Junior School

### Secondary School:

Crestwood Community School

### Local Council:

Eastleigh Borough Council - 02380 688000

### Council Tax:

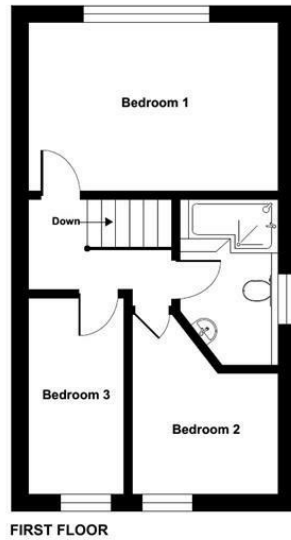
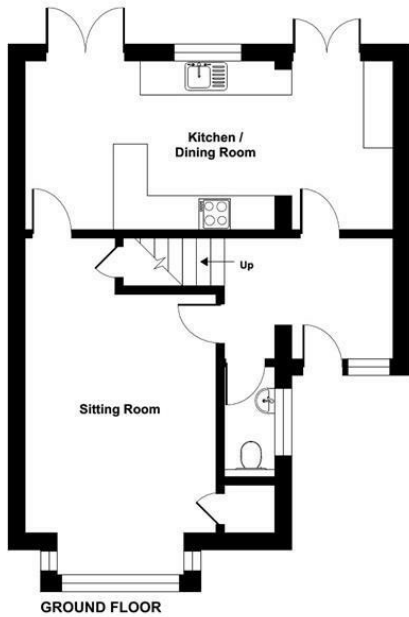
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### Agents Note:

The property currently boasts a substantial garden cabin with light and power which would make an ideal home office or similar which is available by separate negotiation. Further details are available to interested parties upon request.



Ground Floor = 557 sq ft / 666 sq m  
 First Floor = 415 sq ft / 38.5 sq m  
 Total = 972 sq ft / 90.2 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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). © nrichcom 2024. Produced for Sparks Ellison. REF: 1116621

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)  
 Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

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