



15 Charnwood Crescent, Chandlers Ford, SO53 5QN

£225,000

Two bedroom first floor maisonette presented to a high standard throughout. The home benefits from a a modern kitchen, bathroom, gas central heating and double glazing along with a generous private garden to the rear of the property which enjoys a pleasant south-westerly aspect.

ACCOMMODATION

Ground Floor

External staircase leading the front door with adjacent storage cupboard.

First Floor

Sitting Room:

16' x 11' (4.88m x 3.35m)

Kitchen:

10'7 x 7'1 (3.23m x 2.16m) (maximum measurements) Fitted with a range of matching base and eye level units with contrasting work surfaces. Wall mounted gas central heating boiler, space and plumbing for washing machine and dishwasher, space for upright fridge freezer.

Bedroom 1:

12' x 10' (3.66m x 3.05m)

Bedroom 2:

11' x 7'9" (3.35m x 2.36m)

Bathroom:

7' x 5'9" (2.13m x 1.75m) Re-fitted with a white suite comprising shower, panel enclosed bath with glazed shower screen, matching vanity wash hand basin and pushbutton WC with cupboards and drawers providing storage, tiled walls and floor.

OUTSIDE

Front:

Pathway, providing access to external staircase and front door

Rear Garden:

Generous area laid with artificial grass, pathway providing access to a timber decked area with timber constructed outhouse ideal for home office.

OTHER INFORMATION

Tenure:

Leasehold

Length Of Lease

999 from 1965

Ground Rent:

£10 per annum

Approximate Age:

1965

Approximate Area:

756sqft/70.2sqm

Sellers Position:

Found property to purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant / Junior School

Secondary School:

Thornden Secondary School

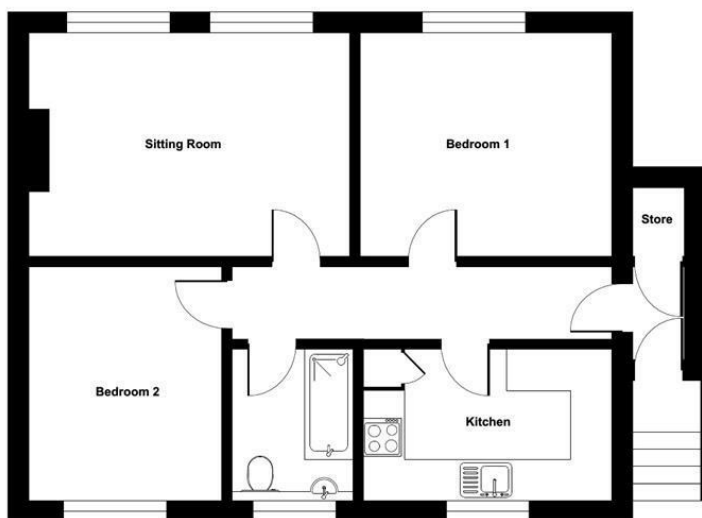
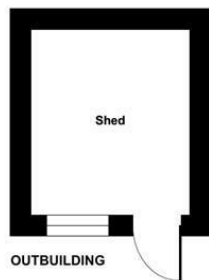
Local Council:

Eastleigh Borough Council 02380 688000

Council Tax:

Band B

First Floor = 687 sq ft / 63.8 sq m
 Outbuilding = 69 sq ft / 6.4 sq m
 Total = 756 sq ft / 70.2 sq m
 For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2023. Produced for Sparks Ellison. REF: 963541

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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	

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