



sparks ellison

244 Chestnut Avenue, Chandler's Ford, SO53 3HN

£399,950

A beautiful Grade II listed end of terrace thatched cottage situated conveniently for Eastleigh Town Centre, the M27 & M3 motorways, mainline railway stations, International Airport and the city of Southampton. The ground floor accommodation provides a large sitting / dining room at the front of the property with an L shaped Kitchen / Breakfast Room at the rear that contains built in appliances. There is also a modern shower room that serves the two first floor bedrooms. The mature rear garden is a particular feature of the property measuring approximately 78' in length and benefitting from a summer house.

ACCOMMODATION:

Ground Floor:

Entrance Hall:

Stairs to first floor, tiled floor.

Shower Room:

6'2" x 5'6" (1.88m x 1.68m) White suite with chrome fittings comprising shower in cubicle, wash hand basin, WC, tiled floor, tiled walls.

Sitting/Dining room:

20'11"×13'8" (6.38m x 4.17m) Feature brick built fireplace surround and tiled hearth with electric fire, tiled floor, under stairs storage cupboard.

Kitchen/Breakfast Room:

22' max x 13' max (6.71m x 3.96m) Built-in double oven, built-in five ring gas hob, fitted extractor hood, integrated dishwasher, integrated washing machine, integrated fridge/freezer, space for table and chairs, space for tumble dryer, boiler in cupboard, tiled floor.

First Floor:

Landing:

Access to loft space.

Bedroom 1:

12'3"×10'8" (3.73m x 3.25m) Built in storage cupboard.

Bedroom 2:

10'10"×10'1" (3.30m x 3.07m) Wardrobes to remain

OUTSIDE:

Front:

Block paved driveway providing off-road parking, planted bed, gate leading to a side area which is laid to shingle with paved slabs and access to the rear garden.

Rear Garden:

Measures approximately 78' x 27' and comprises area laid to lawn, area laid to timber deck, outside tap, variety of mature plants, bushes, shrubs and trees, garden shed, summerhouse with decking area.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1800's

Approximate Area:

978sqft/90.9sqm (Including outbuilding and limited use areas)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC and wooden

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Nightingale Infant/Junior School

Secondary School:

Crestwood Community College

Local Council:

Eastleigh Borough Council - 02380 688000

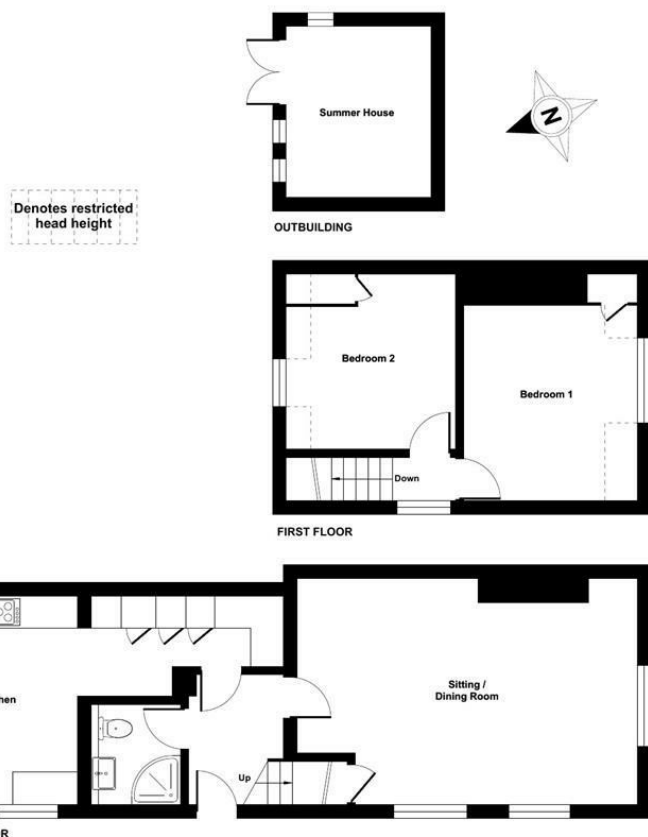
Council Tax:

Band D

Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 584 sq ft / 54.3 sq m
 First Floor = 275 sq ft / 25.6 sq m
 Outbuilding = 94 sq ft / 8.7 sq m
 Limited Use Area(s) = 25 sq ft / 2.3 sq m
 Total = 978 sq ft / 90.9 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		
(69-80) C		
(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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