



sparks ellison

79 Meon Crescent, Chandlers Ford, SO53 2PA

£375,000

A pleasantly situated three bedroom semi-detached house affording attributes such as an extended kitchen and downstairs cloakroom. Further benefits include a 25'3" sitting/dining room, three good sized bedrooms and re-fitted bathroom. In addition to this is a driveway leading to a garage and rear garden. Meon Crescent is conveniently situated for access to the local Fryern and Toynbee Schools, the centre of Chandlers Ford and bus services to Southampton and Winchester.

ACCOMMODATION

Ground Floor

Entrance Porch:

Reception Hall:
Stairs to first floor with cupboard under.

Sitting/Dining Room:
25'3" x 11'9" x 9'1" (7.70m x 3.58m x 2.77m) Fireplace with inset gas coal effect fire, double doors to rear garden.

Kitchen/Dining Room:
19' x 9'7" (5.18m x 2.92m) Comprehensive range of fitted units, electric oven, gas hob, space and plumbing for further appliances, tiled floor, boiler, door to rear garden.

Cloakroom:
Suite comprising wash basin, wc.

First Floor

Landing:
Airing cupboard, hatch to loft space.

Bedroom 1:
13'10" x 9'10" (4.22m x 3.00m) Fitted wardrobes.

Bedroom 2:
11'3" x 9'2" (3.43m x 2.79m)

Bedroom 3:
10'9" x 7'6" (3.28m x 2.29m) Built in cupboard.

Bathroom:
8' x 5'5" (2.44m x 1.65m) Re-fitted white suite comprising bath with mixer tap, separate shower cubicle, separate corner shower cubicle with glazed screen, wash basin, wc, tiled walls and floor.

OUTSIDE

Front:
To the front of the property is a driveway affording parking for two vehicles, side pedestrian access to rear garden.

Rear Garden:

Approximately 32' x 29' adjoining the property is a patio leading onto a lawned area surrounded by flower and shrub borders and enclosed by fencing (at the bottom of the garden is a further small section of land enjoyed by the property with adverse title).

Garage:
Single garage with electric door, light and power.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1970's

Approximate Area:
112.4sqm/1212sqft (Including garage)

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:
Fryern Infant/Junior School

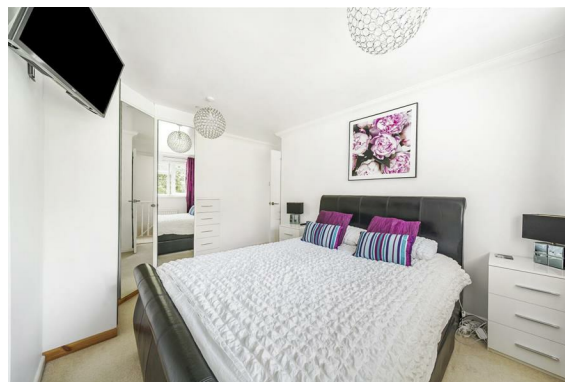
Secondary School:
Toynbee Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band C



Ground Floor = 596 sq ft / 55.3 sq m
 First Floor = 466 sq ft / 43.2 sq m
 Garage = 150 sq ft / 13.9 sq m
 Total = 1212 sq ft / 112.4 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		77
(69-80) C		
(55-68) D	61	
(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: 1132227

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



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

