



# 17 Harvest Road, Chandler's Ford, SO53 4HE

£365,000

A modern, three bedroom semi-detached house with driveway and garage situated within catchment for both Knightwood and Thornden schools., The property benefits from a kitchen / dining room that opens into a conservatory overlooking the rear garden and the main bedroom benefits from a shower area. The property is offered for sale with no forward chain.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Tiled floor.

#### Cloakroom:

5'3" x 3' (1.60m x 0.91m) Wash hand basin, WC, tiled floor.

#### Sitting Room:

15'10" x 15'6" (4.83m x 4.72m)

#### Kitchen/Dining Room:

15'8" x 8'4" (4.78m x 2.54m) Built in electric oven, built in gas hob, fitted extractor hood, boiler, water softener, tiled floor, open plan to conservatory.

#### Conservatory:

13'10" x 7'8" (4.22m x 2.34m) Electric heating, tiled floor, double doors to rear garden.

### FIRST FLOOR

#### Landing:

Access to loft space, airing cupboard.

#### Bedroom 1:

12'7" x 9'0" (3.84m x 2.74m) Built in wardrobe.

#### En-suite Shower Room:

5'1" x 3'2" (1.55m x 0.97m) Shower cubicle.

#### Bedroom 2:

9'5" x 9'0" (2.87m x 2.74m)

#### Bedroom 3:

8'7" x 6'7" (2.62m x 2.01m)

#### Bathroom:

6'6" x 6'3" (1.98m x 1.9m) White suite with chrome fittings comprising panel bath with mixer tap and shower attachment, wash hand basin, WC, tiled floor.

### OUTSIDE

#### Front:

Driveway leading to garage, planted area, side access to rear.

#### Rear Garden:

Approximately 44" x 17" (measurement taken to back wall of house). Attractively landscaped with paved areas, planted bed with wooden bridge over, planted borders enclosed by fencing.

#### Garage:

20'0" x 9'10" (6.10m x 3.00m)

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1999

#### Approximate Area:

1134sqft/105.3sqm

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Loft Space:

Partially boarded with ladder and light connected

#### Infant/Junior School:

Knightwood Primary School/St Francis C of E Primary School

#### Secondary School:

Thornden Secondary School

#### Council Tax:

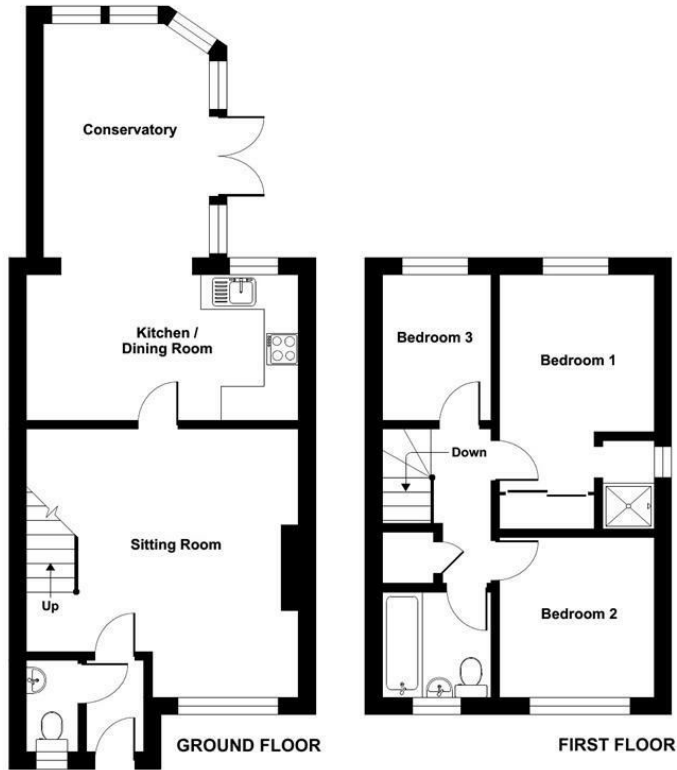
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#### Local Council:

Test Valley Borough Council 01264 368000



Ground Floor = 551 sq ft / 51.2 sq m  
 First Floor = 390 sq ft / 36.2 sq m  
 Garage = 193 sq ft / 17.9 sq m  
 Total = 1134 sq ft / 105.3 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			83
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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