



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 1.9m1) 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:

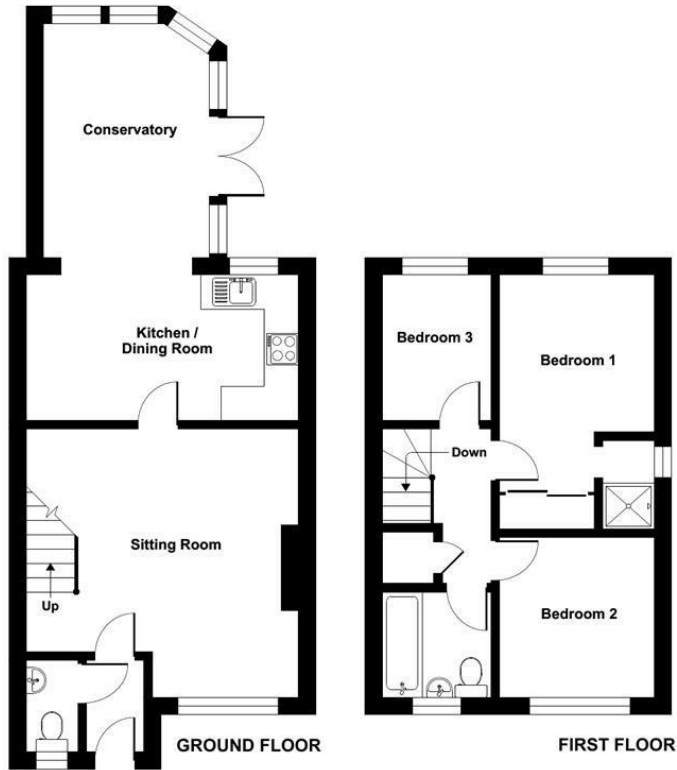
Band D

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



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024.
 Produced for Sparks Ellison. REF: 869844



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



