



22 Cumberland Close, SO53 2JY

£349,000

A three bedroom semi-detached house offered for sale with no forward chain. The property occupies an attractive position with a good sized width to the plot and driveway to the side affording parking for several cars leading to a detached garage. The house itself would benefit from some updating but affords such attributes as three good sized bedrooms, sitting room and kitchen/dining room across the back of the house overlooking the rear garden which benefits from a pleasant southerly aspect. Cumberland Close is conveniently situated within walking distance to the local Fryern and Toynbee Schools, the centre of Chandlers Ford is a short distance away and easy access to the M3 and M27 motorway close at hand.

ACCOMMODATION

Ground Floor

Reception Hall:

Stairs to first floor with cupboard under.

Sitting Room:

15' x 11'8" (4.57m x 3.56m) Fireplace with inset gas fire.

Kitchen/Dining Room:

15' x 8'8" (4.57m x 2.64m) Range of units, space and plumbing for appliances, boiler, door to outside, space for table and chairs, patio doors to rear garden.

First Floor

Landing:

Hatch to loft space.

Bedroom 1:

15' x 9' (4.57m x 2.74m) Built in cupboard.

Bedroom 2:

11'7" x 6'1" (3.53m x 1.85m) Built in cupboard.

Bedroom 3:

9'4" x 8'6" (2.84m x 2.59m) Fitted wardrobe.

Bathroom:

Suite comprising bath with mixer tap and shower attachment, wash basin with cupboard under.

Cloakroom:

Wc.

OUTSIDE

Front:

To the front of the property is a lawned garden with flower and shrub borders, to the side of the house is a good sized brick paved driveway affording parking for several vehicles leading to the garage, side access to rear garden.

Rear Garden

Approximately 36' x 32'6" enjoying a pleasant southerly aspect, patio adjoins the house leading onto a lawned area surrounded by flower and shrub borders and enclosed by fencing, two garden sheds.

Garage:

16'1" x 9'2" (4.90m x 2.79m)

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1973

Approximate Area:

823sqft/76.4sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder connected

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Local Council:

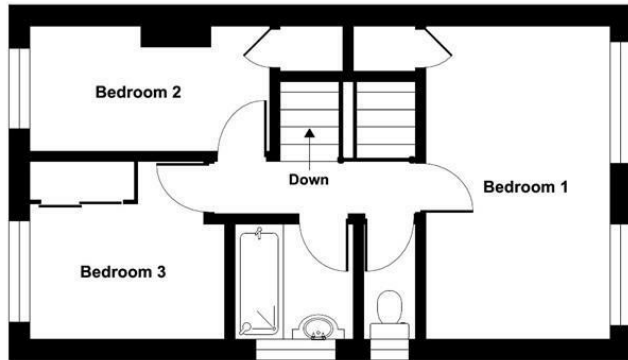
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Council Tax:

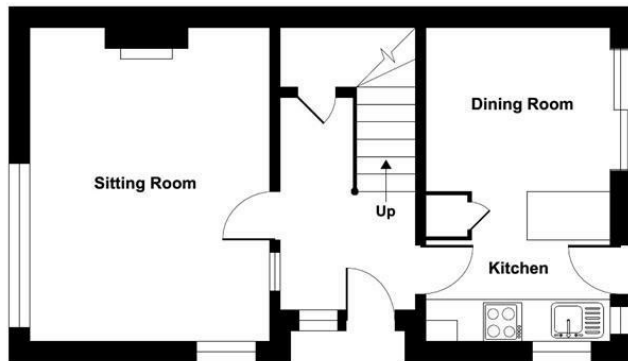
Band C



Ground Floor = 406 sq ft / 37.7 sq m
 First Floor = 417 sq ft / 38.7 sq m
 Total = 823 sq ft / 76.4 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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). © richiecom 2024. Produced for Sparks Ellison. REF: 1131183

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