

A modern two bedroom semi-detached home offered for sale with no forward chain. The property also benefits from a driveway affording off street parking for two cars next to the property, a good sized rear garden, re-fitted kitchen and recently replaced UPVC facias and soffits. Warwick Close is conveniently placed within walking distance to a range of local shops in Pilgrims Close on Valley Park with the centre of Chandlers Ford a short distance away and easy access also to the M3 and M27 motorway network.

ACCOMMODATION

GROUND FLOOR

Sitting Room:

14' x 11'8" (4.27m x 3.56m) Stairs to first floor.

Kitchen:

11'9" x 8'2" (3.58m x 2.49m) Re-fitted cream coloured units, electric oven, electric hob with extractor hood over, washing machine to remain, space for upright fridge/freezer, cupboard housing boiler, door to rear garden.

FIRST FLOOR

Landing:

Bedroom 1:

11'2" x 9'10" (3.40m x 3.00m) Measurement up to range of fitted wardrobes, further built in cupboard.

Bedroom 2:

11' x 5'6" (3.35m x 1.68m) Hatch to loft space.

Bathroom:

5'9" x 5'5" (1.75m x 1.65m) White suite comprising bath with shower unit over, wash basin, wc.

OUTSIDE

Front:

To the front and side of the property is a driveway that affords off street parking for two vehicles with side gate to rear garden.

Rear Garden:

Approximately 33'8" x 27' adjoining the house is a patio leading onto a lawned area surrounded by well stocked flower and shrub borders and enclosed by walling and fencing, garden shed.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1984

Approximate Area:

50sqm/540sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

St Francis C of E Primary School

Secondary School:

Toynbee Secondary School

Local Council:

Test Valley Borough Council - 01264 368000

Council Tax:

Band B

Ground Floor = 270 sq ft / 25 sq m First Floor = 270 sq ft / 25 sq m Total = 540 sq ft / 50 sq m







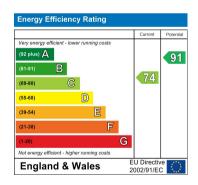














Sales: t: 02380 255333 e: property@sparksellison.co.uk Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

loor plan produced in accordance with RICS Property Measurement Standards incorporating international Property Measurement Standards (IPMS2 Residential). © ntchecom 2024. Iroduced for Sparks Ellison. REF: 1138239







