





# 20 Warwick Close, Chandler's Ford, SO53 4PH

£285,000

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 fascias 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  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		74	
(69-80) C			
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1138239

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