



## 2 Sutherlands Way, Chandler's Ford, SO53 2PT

£220,000

A spacious first floor maisonette offered for sale with no forward chain conveniently situated within walking distance to local amenities to include shops on Hursley Road, doctors and Chandler's Ford railway station. The property itself affords well proportioned rooms highlighted by the 21'4" living room, spacious inner hallway and two double bedrooms. In addition to this the property also benefits from a garage and parking.

### ACCOMMODATION

#### Entrance Vestibule:

Stairs to reception hall.

#### Reception Hall:

Airing cupboard, hatch to loft space.

#### Living/Dining Room:

21'4" x 11'2" x 9'4" (6.50m x 3.40m x 2.84m) Dual aspect windows.

#### Kitchen:

8'9" x 7'10" (2.67m x 2.39m) Range of units, space and plumbing for appliances, boiler.

#### Bedroom 1:

10'10" x 10'8" (3.30m x 3.25m) Built in wardrobe.

#### Bedroom 2:

10'3" x 8' (3.12m x 2.44m) Built in wardrobe.

#### Bathroom:

Suite comprising bath, wash basin, w.c.

### OUTSIDE

The property benefits from a garage adjacent to the building accessed off Prospect Place and a parking space to the fore.

### OTHER INFORMATION

#### Tenure:

Leasehold

#### Term of Lease:

999 years from 2014

#### Maintenance Charge:

£300.00 - June 30th £300.00 - December 30th

#### Approximate Age:

1979

#### Approximate Area:

707sqft/65.6sqm

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

#### Secondary School:

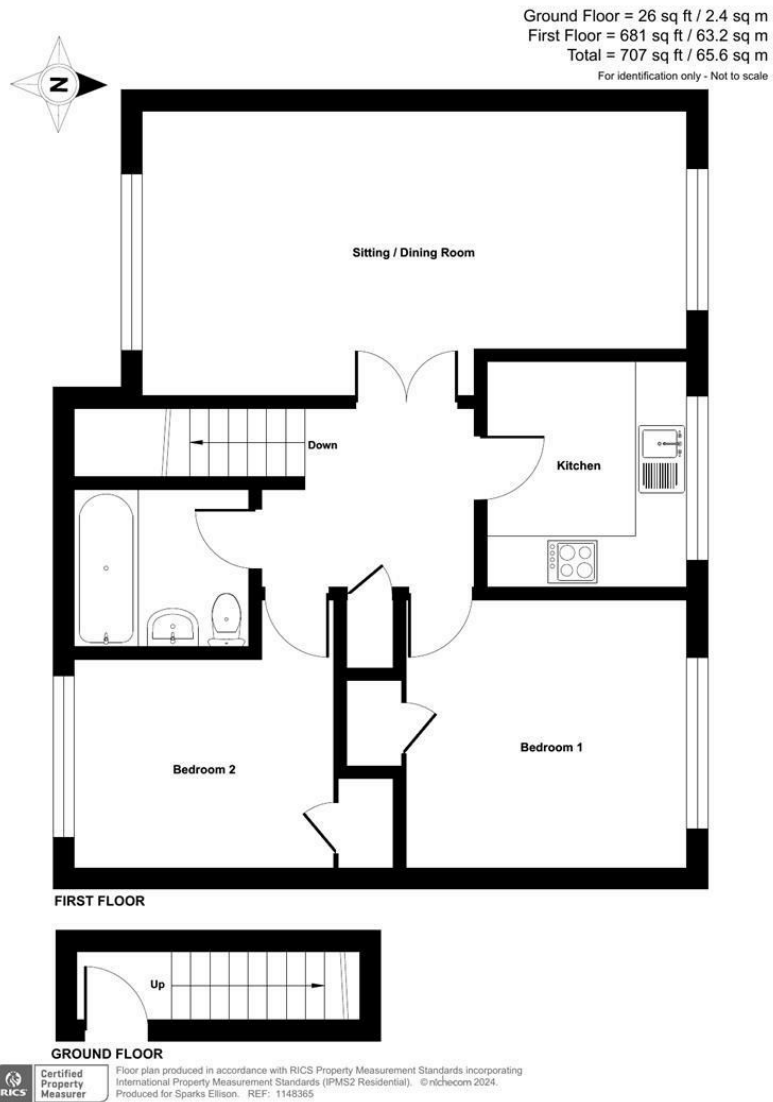
Toynbee Secondary School

#### Council Tax:

Band B

#### Local Council:

Eastleigh Borough Council - 02380 688000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	77
(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	

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

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)



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