



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:

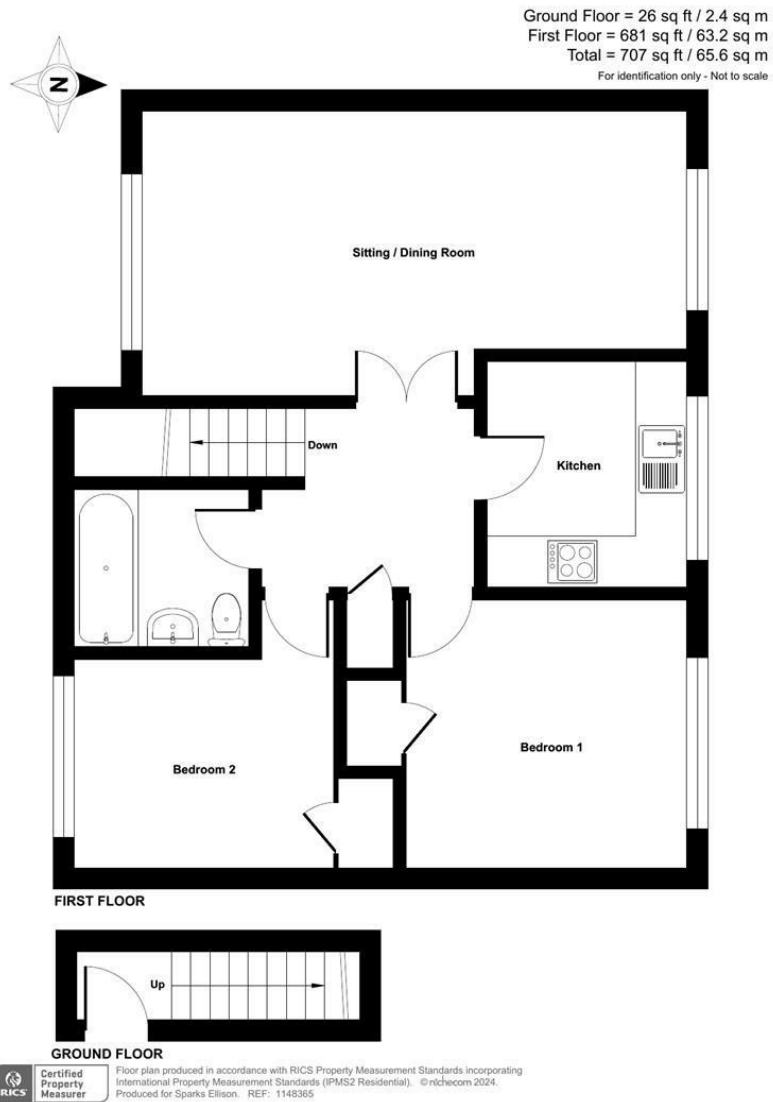
Toynbee Secondary School

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		
England & Wales	EU Directive 2002/91/EC	

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