



10 Augustus Close, Chandler's Ford, SO53 2BF

£375,000

A delightful two bedroom semi-detached home quietly situated in a small cul-de-sac within the popular Scantabout area. The location is within walking distance of the centre of Chandler's Ford and all its amenities together with the local Scantabout and Thornden Schools. The accommodation has been extended to the ground floor to now provide a reception hall, bathroom, spacious sitting room and kitchen, open plan to a dining area/snug. On the first floor are two good sized bedrooms and cloakroom. The stand out feature of this property are the magnificent gardens which total approximately 0.15 of an acre and provide a rear boundary of approximately 100' in length. Subject to the normal consents, the gardens also provide ample space to extend the property further.

ACCOMMODATION

Ground Floor

Reception Hall:

Stairs to first floor with cupboard under.

Sitting Room:

18'2" x 12' (5.54m x 3.66m) Gas fire.

Kitchen:

13' x 7'10" (3.96m x 2.39m) Range of units, space and plumbing for appliances, open plan to dining area/snug.

Dining Area/Snug:

10' x 9'7" (3.05m x 2.92m) Door to outside, dual aspect windows overlooking the rear garden.

Bathroom:

7'10" x 4'10" (2.39m x 1.47m) Suite comprising bath with shower unit over, wash basin, wc.

First Floor

Landing:

Cupboard housing boiler.

Bedroom 1:

13' x 11'9" (3.96m x 3.58m) Measurement up to range of wall to wall built in wardrobes, eaves cupboard.

Bedroom 2:

12' x 8'8" (3.66m x 2.64m)

Cloakroom:

Wash basin, wc.

OUTSIDE

As previously mentioned the gardens are a magnificent feature of this home totalling approximately 0.15 of an acre.

Front:

To the front of the property is a good sized block paved driveway providing parking for several cars leading to the garage with side gate to rear garden. The remainder of the front garden provides a lawned area surrounded by flower and shrub borders.

Rear Garden:

The back boundary is 100ft in length and the depth approximately 50ft providing a gardens paradise with lawned areas interspersed with well stocked flower and shrub borders and patio enclosed by hedging and fencing affording an excellent degree of privacy. The gardens also enjoy a pleasant southerly aspect.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1985

Approximate Area:

102.3sqm/1103sqft (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Scantabout Primary School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

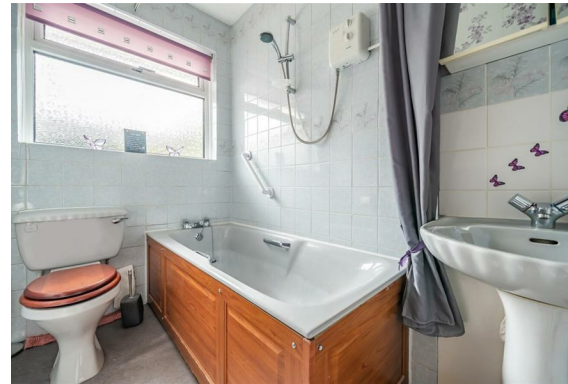
Council Tax:

Band C

Ground Floor = 571 sq ft / 53 sq m
 First Floor = 364 sq ft / 33.8 sq m
 Garage = 155 sq ft / 14.3 sq m
 Limited Use Area(s) = 13 sq ft / 1.2 sq m
 Total = 1103 sq ft / 102.3 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024.
 Produced for Sparks Ellison. REF: 1144589



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		66	
(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	

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

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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



