



# 26 Barn Piece, Chandler's Ford, SO53 4HP

£299,950

A modern two bedroom semi detached property situated in a popular cul-de-sac location within catchment for both Knightwood and Thornden Schools. The property benefits from entrance hall, kitchen, sitting room, two bedrooms and family bathroom. Externally there is parking for two cars and an enclosed rear garden. Knightwood Park offers an array of facilities including Tesco Local, public house, health practices, leisure centre and a variety of woodland walks.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stairs to first floor.

#### Kitchen:

10'6" x 6'6" (3.20m x 1.98m) Built in oven, built in four ring gas hob, integrated extractor hood, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for fridge freezer, wall mounted boiler.

#### Sitting Room:

13'5" x 13' (4.09m x 3.96m) Built in under stairs storage cupboard.

### FIRST FLOOR

#### Landing:

Access to loft space.

#### Bedroom 1:

13' max x 12'9" max (3.96m max x 3.89m max) Built in airing cupboard.

#### Bedroom 2:

11'3" x 7'10" (3.43m x 2.39m)

#### Bathroom:

8'10" x 4'10" (2.69m x 1.47m) White suite with chrome fittings comprising bath with shower over, wash hand basin, w.c.

### OUTSIDE

#### Front:

Pathway to front door, area laid to slate clippings with mature plants, bin storage cupboard.

#### Rear Garden:

Measures approximately 33' x 13' and comprises area laid to timber deck, area laid to lawn, planted bed, garden shed, further area laid to timber deck.

#### Parking:

To the front of the property is a driveway providing off road parking for approximately two vehicles.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

2000

#### Approximate Area:

60.9sqm/657sqft

#### Sellers Position:

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Loft Space:

Partially boarded with light

#### Infant/Junior School:

Knightwood Primary/St.Francis C of E Primary schools

#### Secondary School:

Thornden Secondary School

#### Council Tax:

Band C

#### Local Council:

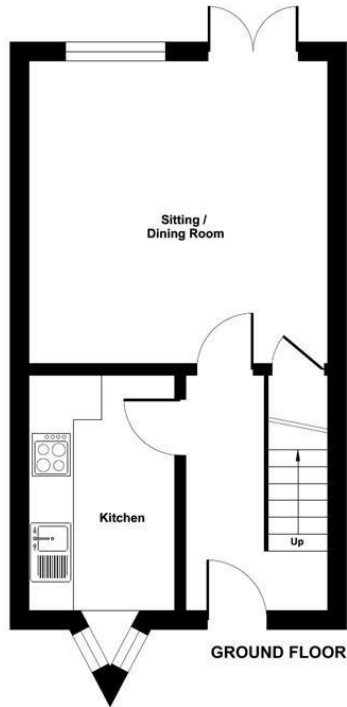
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Ground Floor = 330 sq ft / 30.6 sq m  
 First Floor = 300 sq ft / 27.8 sq m  
 Limited Use Area(s) = 27 sq ft / 2.5 sq m  
 Total = 657 sq ft / 60.9 sq m

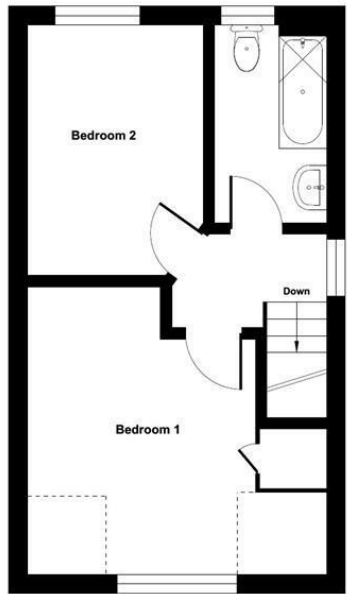
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Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	86
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Sparks Ellison. REF: 1135797

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