



## 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:

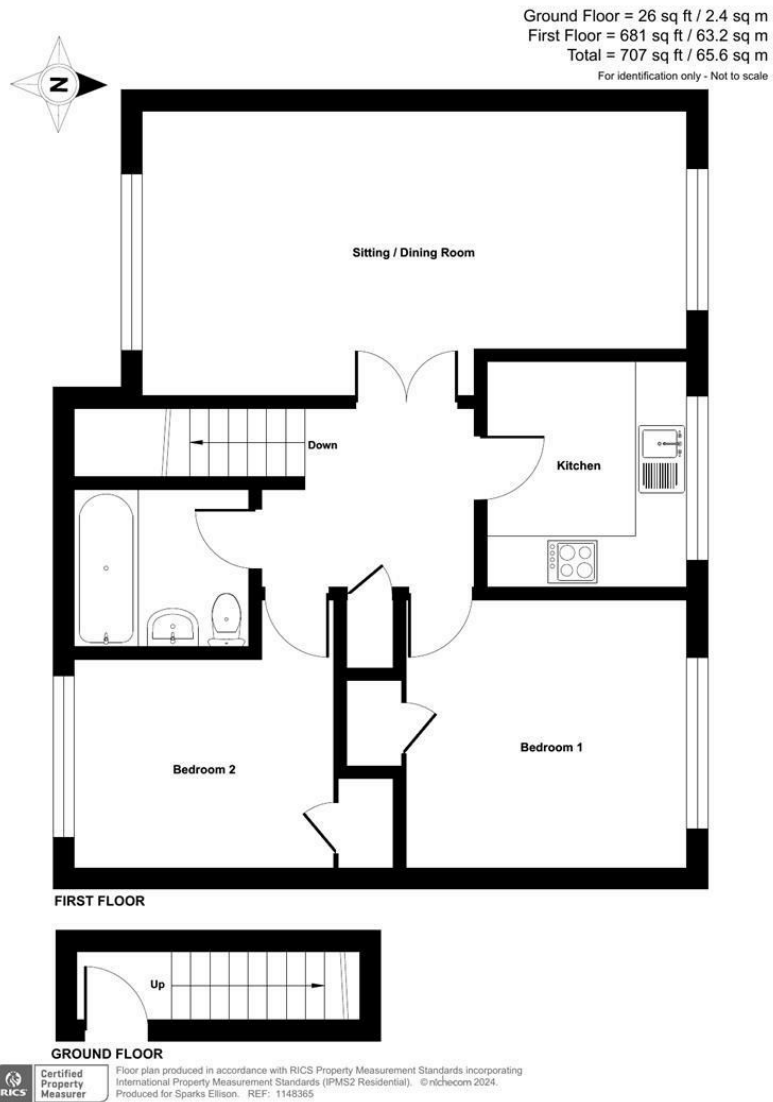
Toynbee Secondary School

#### Council Tax:

Band B

#### Local Council:

Eastleigh Borough Council - 02380 688000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	75	77
	EU Directive 2002/91/EC	

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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.

