



16 Bramble Hill, Chandler's Ford, SO53 4TP

£399,950

A three bedroom semi-detached family home situated in a popular cul-de-sac location and offered for sale with no forward chain. These properties were constructed by Perbury Group to a high specification and remain extremely popular. The property would benefit from some general updating and comprises sitting/dining room, kitchen and cloakroom on the ground floor, with three bedrooms and a bathroom on the first floor. There is a detached garage and a good size southerly facing rear garden.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Built in storage cupboard, under stairs storage cupboard, stairs to first floor.

Cloakroom:

5'11" x 3' (1.80m x 0.91m) Comprising wash hand basin, WC

Sitting/Dining Room:

21'3" x 11'3" max (6.48m x 3.43m max) Feature fireplace surround and hearth with open fire.

Kitchen/Breakfast room:

11'1" x 9'10" (3.38m x 3.00m) Built in oven, built in four ring gas hob, integrated extractor hood, space for fridge freezer, space and plumbing for washing machine, wall mounted boiler.

FIRST FLOOR

Landing:

Access to loft space, built in airing cupboard housing the hot water tank.

Bedroom 1:

11'5" x 10'1" (3.48m x 3.07m) Built in double wardrobe.

Bedroom 2:

11'5" x 8'6" (3.48m x 2.59m) Built in double wardrobe.

Bedroom 3:

10'1" max x 9'8" max (3.07m max x 2.95m max)

Bathroom:

9'8" x 5' (2.95m x 1.52m) Comprising bath with shower attachment, wash hand basin, WC.

OUTSIDE

Front:

Area laid to lawn, planted bed, retaining hedgerow, gravel pathway to front door, gravel driveway providing off road parking, side pedestrian access to rear garden.

Rear Garden:

The rear garden measures approximately 35' x 28' plus recess and has a pleasant southerly aspect. Area laid to lawn, area laid to timber deck, paved patio area, outside tap, variety of plants and bushes.

Garage:

16'9" x 8'11" (5.11m x 2.72m) With up and over door, power and light and personal door to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1998

Approximate Area:

83.4sqm/898sqft

Heating:

Gas central heating

Windows:

UPVC Double glazing

Infant/Junior School:

St Francis C of E Primary School

Secondary School:

Toynbee Secondary School

Local Council:

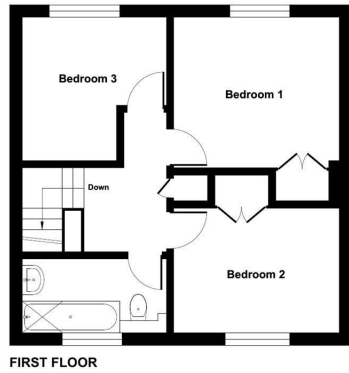
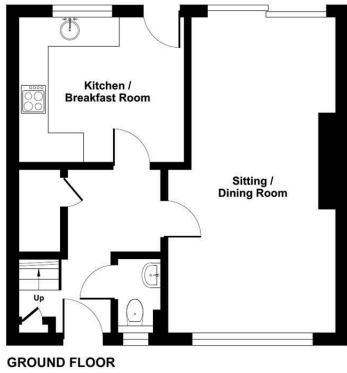
Test Valley Borough Council 01264 368000

Council Tax:

Band D



Ground Floor = 449 sq ft / 41.7 sq m
 First Floor = 449 sq ft / 41.7 sq m
 Total = 898 sq ft / 83.4 sq m
 For identification only - Not to scale



Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 116963



| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 73 | 86 |
| | EU Directive 2002/91/EC | |

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