



# 38 Salcombe Close, Chandler's Ford, SO53 4PJ

£385,000

A modern three bedroom semi-detached family home situated in a popular cul-de-sac location. The property benefits from well planned accommodation and well proportioned rooms, with the addition of a large conservatory across the rear of the property, a low maintenance rear garden and an integral garage. The ground floor provides a good size sitting room that opens into a dining area providing a nice roomy feel for family living. The location provides convenient access to Southampton and the M3 and M27 motorways along with mainline railway stations and international airport.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Vestibule:

#### Sitting Room:

14'9" x 11'2" plus recess to stairs (4.50m x 3.40m plus recess to stairs) Under stairs storage.

#### Dining Area:

8'3" x 7'11" (2.51m x 2.41m)

#### Kitchen:

11' x 7'10" (3.35m x 2.39m) Space and point for cooker, space for fridge freezer, integrated extractor hood, integrated washing machine, integrated dishwasher, butler sink.

#### Conservatory:

18'6" x 9'7" (5.64m x 2.92m) Space for table and chairs and space for sofas.

### FIRST FLOOR

#### Landing:

Built in airing cupboard.

#### Bedroom 1:

13'5" including wardrobe depth x 10'4" (4.09m including wardrobe depth x 3.15m) Built in wardrobe.

#### Bedroom 2:

10'3" x 9'3" (3.12m x 2.82m) Built in storage cupboard.

#### Bedroom 3:

9'1" x 8' (2.77m x 2.44m) Access to loft space.

#### Bathroom:

7'9" x 6'3" (2.36m x 1.91m) White suite with chrome fittings comprising bath with shower over, wash hand basin, WC.

## OUTSIDE

#### Front:

Area laid to shingle, driveway providing off road parking which is part laid to block paving and part to tarmac. Side pedestrian access to rear garden.

#### Rear Garden:

The rear garden measures approximately 31' x 26' and comprises area laid to artificial lawn, area laid to shingle, block paved patio, further block paved patio area, planted beds, outside tap, garden shed.

#### Garage:

14'5" x 8'3" (4.39m x 2.51m) With up and over door, light connected, wall mounted boiler.

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1985

#### Approximate Area:

110.7sqm/1193sqft (Including garage)

#### Sellers Position:

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

St. Francis C of E Primary School

#### Secondary School:

Toynbee Secondary School

#### Council Tax:

Band D

#### Local Council:

Test Valley Borough Council 01264 368000

Ground Floor = 612 sq ft / 56.8 sq m  
 First Floor = 461 sq ft / 42.8 sq m  
 Garage = 120 sq ft / 11.1 sq m  
 Total = 1193 sq ft / 110.7 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		64	
(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	

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: 1155398

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