



# 3 Beresford Gardens, Chandler's Ford, SO53 2LZ

£375,000

A well presented three bedroom family home situated in a cul de sac location within walking distance of the centre of Chandler's Ford. The property has been altered to incorporate the garage into the home and utilise this as an extension to the kitchen whilst also providing space for dining or, as per the current owners, a useful study/office area. The original sitting /dining room remains whilst a cloakroom has also been added. three good sizes bedrooms share the family bathroom. Externally there is a driveway providing off road parking along with an enclosed rear garden.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch:

#### Entrance Hall:

Under stairs storage cupboard, stairs to first floor.

#### Siting/Dining Room:

24'3" max x 11'3" max (7.39m max x 3.43m max) Feature fireplace surround and hearth with inset gas fire.

#### Kitchen/Breakfast Room:

23'4" max x 14'5" max (7.11m max x 4.39m max) Space for Range style cooker, fitted extractor hood, space and plumbing for dishwasher, space for fridge freezer, cupboard housing plumbing for washing machine, fitted breakfast bar, space for dining table and chairs.

#### Cloakroom:

2'8" x 2'4" (0.81m x 0.71m) Comprising wash hand basin, wc.

### FIRST FLOOR

#### Landing:

Access to loft space, built in airing cupboard housing boiler.

#### Bedroom 1:

13' x 9'11" (3.96m x 3.02m)

#### Bedroom 2:

11'1" x 9'10" (3.38m x 3.00m)

#### Bedroom 3:

9'8" x 6'11" (2.95m x 2.11m)

#### Bathroom:

7'9" x 6'11" (2.36m x 2.11m) 'P' shaped bath with shower attachment, wash hand basin, wc.

### OUTSIDE

#### Front:

Area laid to lawn, block paved driveway providing off road parking.

#### Rear Garden:

Measures approximately 34' x 26' and comprises area laid to timber deck, area laid to lawn, outside tap, garden shed.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1970's

#### Approximate Area:

98.1sqm/1056sqft

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Loft Space:

Boarded with ladder & light connected

#### Infant/Junior School:

Fryern Infant/Junior School

#### Secondary School:

Toynbee Secondary School

#### Council Tax:

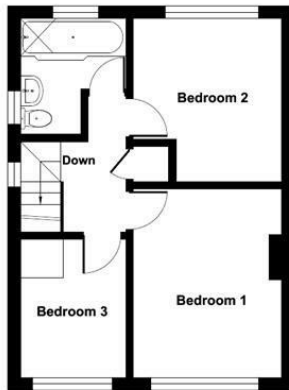
Band C

#### Local Council:

Eastleigh Borough Council - 02380 688000



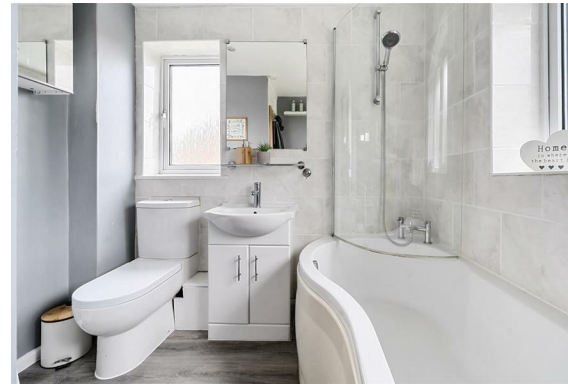
Ground Floor = 643 sq ft / 59.7 sq m  
 First Floor = 413 sq ft / 38.3 sq m  
 Total = 1056 sq ft / 98.1 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(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). © richiecom 2024. Produced for Sparks Ellison. REF: 1158246

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