



se sparks ellison
For Sale

14 Neilson Close, Chandler's Ford, SO53 1GR

£435,000

A good size three bedroom semi detached family home situated in a popular cul-de-sac location and offered for sale with no forward chain. The ground floor benefits from a well proportioned sitting room at the front with a kitchen and separate dining room to the rear that provides potential for opening up. There is also the added benefit of a cloakroom. Upstairs three good size bedrooms share the family bathroom. Externally there is a 55' x 33' westerly facing rear garden providing scope to provide wonderful outdoor space. To the front is a driveway and garage. Neilson Close sits within catchment for Thornden School.

ACCOMMODATION:

GROUND FLOOR:

Entrance Porch:

Entrance Hall:
Stairs to first floor.

Sitting Room:
16'2" x 13'8" (4.93m x 4.17m) Fireplace surround and hearth.

Dining Room:
12'4" x 8'4" (3.76m x 2.54m)

Kitchen:
12'5" x 7'11" (3.78m x 2.41m) Built in oven, built in warmer drawer, built in gas hob, integrated extractor hood, space and plumbing for washing machine, space for fridge/freezer,

Rear Lobby:
Under stairs storage cupboard.

Cloakroom:
4'10" x 2'8" (1.47m x 0.81m) Comprising wash hand basin, wc.

FIRST FLOOR:

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

Bedroom 1:
14'2" to wardrobes x 11'9" (4.32m x 3.58m) Range of built in and fitted wardrobes, cupboards and chest of drawers.

Bedroom 2:
14'6" x 11'9" (Measurements include fitted wardrobes) 4.42m x 3.58m) Range of fitted furniture incorporating hanging and cupboard space along with dressing table.

Bedroom 3:
10'9" x 7'6" (3.28m x 2.29m)

Bathroom:
7'5" x 5'1" (2.26m x 1.55m) Comprising open ended shower enclosure, wash hand basin and wc inset to vanity unit.

OUTSIDE:

Front:
Block paved driveway providing off road parking for 2/3 cars.

Rear Garden:
Measures approximately 55' x 33' and comprises paved patio area, planted beds, variety of mature plants, bushes and shrubs.

Garage:
17'11" x 8'1" (5.46m x 2.46m) With up and over door, power and light, door to garden.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1966/1967

Approximate Area:
1176sqft/109.1sqm

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Chandlers Ford Infant School / Merdon Junior School

Secondary School:
Thornden Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band D



Ground Floor = 610 sq ft / 56.6 sq m
 First Floor = 566 sq ft / 52.5 sq m
 Total = 1176 sq ft / 109.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1179747



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	EU Directive 2002/91/EC	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
 Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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.



