



7 Tomkyns Close, Chandler's Ford, SO53 4HL

£325,000

A magnificent two-bedroom end-of-terrace home, presented to an exceptionally high standard and boasting an array of outstanding improvements. Since purchasing the property in 2021, the current owner has carried out extensive upgrades, including a full re-wire, skimmed ceilings and walls, a new combination boiler with radiators, and the complete re-fitting of the kitchen, both en-suites, and the WC. The rear garden was professionally landscaped in 2022, and the home was redecorated in Winter 2023. Additional enhancements include Amtico flooring on the ground floor, new internal doors and skirting throughout, double-glazed UPVC windows and French patio doors along with a GRP front door. The property also benefits from two allocated parking spaces. Situated in the desirable Knightwood Park area, Tomkyns Close provides access to excellent local amenities, including Knightwood schooling, shops in Pilgrims Close, a leisure centre, recreation ground, and woodland walks.

ACCOMMODATION

Ground Floor

Reception Hall:

Amtico floor, storage cupboard.

Cloakroom:

Re-fitted white suite comprising wash basin, wc, Amtico floor.

Kitchen:

9'11" x 6'5" (3.02m x 1.96m) Re-fitted range of navy blue units, electric oven and gas hob with extractor hood over, integrated fridge/freezer and washing machine, cupboard housing boiler, Amtico floor.

Sitting/ Dining Room:

17'6" x 12'7" (5.33m x 3.84m) Stairs to first floor with range of cupboards and counter top under, recess for wine cooler, Amtico floor, double doors to rear garden.

First Floor

Landing:

Hatch to loft space.

Bedroom 1:

10'6" x 9'5" (3.20m x 2.87m) Excluding door recess, built in wardrobe, shelved storage cupboard.

En-Suite Shower Room:

Re-fitted white suite comprising shower cubicle, wash basin, wc, half height tiling to walls.

Bedroom 2:

12'7" x 8'4" (3.84m x 2.54m) Fitted wardrobe.

En-Suite Shower Room:

6'3" x 6' (1.91m x 1.83m) Re-fitted white suite comprising shower cubicle, wash basin, wc, half height tiled walls.

OUTSIDE

Front:

To the front is a stone chipping area and pathway to front door.

Rear Garden:

Approximately 32' in length, landscaped with paved and gravelled areas, garden shed enclosed by fencing, rear pedestrian gate.

Parking:

Two allocated parking spaces are located nearby.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1999

Approximate Area:

700sqft/65sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft:

Partially boarded with ladder and light connected

Infant/Junior School:

Knightwood Primary School

Secondary School:

Thornden Secondary School

Local Council:

Test Valley Borough Council - 01264 368000

Council Tax:

Band C

Ground Floor = 350 sq ft / 32.5 sq m
 First Floor = 350 sq ft / 32.5 sq m
 Total = 700 sq ft / 65 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1182594

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