

se sparks ellison
For Sale
023 8025 5000 sparksellison.co.uk



sparks ellison

22 Porteous Crescent, Chandler's Ford, SO53 2DH

£300,000

A three bedroom mid terrace home situated in the highly sought after Peverells Wood area of Chandler's Ford which falls within the catchments for the popular Scantabout and Thornden Schools. The property has had the benefit of a re-fitted kitchen and bathroom in recent years and has also just been redecorated from top to bottom as well as new carpets throughout and a recently landscaped rear garden. The property also benefits from a driveway and off street parking to the front, a 24'4" living/dining room, conservatory, three good size bedrooms, garage in a nearby block and is being offered for sale with no forward chain.

ACCOMMODATION

GROUND FLOOR

Entrance Porch:

Reception Hall:
Stairs to first floor with cupboard under.

Living/Dining Room:
24'4" x 11'9" x 8'3" (7.42m x 3.58m x 2.51m) Fireplace, double doors to conservatory.

Conservatory:
12'5" x 7'3" (3.78m x 2.21m) Radiator, door to rear garden.

kitchen:
11'6" x 9'2" max (3.51m x 2.79m max) Range of white gloss units, electric oven and gas hob with extractor hood over, space and plumbing for further appliances.

FIRST FLOOR

Landing:
Hatch to loft space, airing cupboard.

Bedroom 1:
15' x 8'9" (4.57m x 2.67m)

Bedroom 2:
11'9" x 8'5" (3.58m x 2.57m)

Bedroom 3:
9'10" x 6'6" (3.00m x 1.98m)

Bathroom:
6' x 5'4" (1.83m x 1.63m) modern white suite comprising bath, separate corner shower cubicle with glazed screen, tiled walls.

Cloakroom:
Suite comprising wash basin, w.c.

OUTSIDE

Front:
To the front of the property is a driveway affording off street parking and pathway to front door.

Rear Garden:
Approximately 33ft in length. Recently landscaped with lawned area with sleeper edging, enclosed by fencing.

Garage:
The garage is situated in a nearby block.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1965

Approximate Area:
94.7sqm/1020sqft

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Infant/Junior School:
Scantabout Primary

Secondary School:
Thornden Secondary School

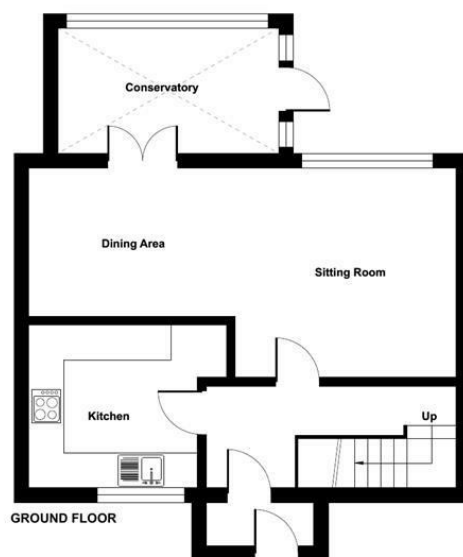
Council Tax:
Band C

Local Council:
Eastleigh Borough Council - 02380 699000

Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 571 sq ft / 53 sq m
 First Floor = 449 sq ft / 41.7 sq m
 Total = 1020 sq ft / 94.7 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). © richiecom 2024.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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	

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