



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

£325,000

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. 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, 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:

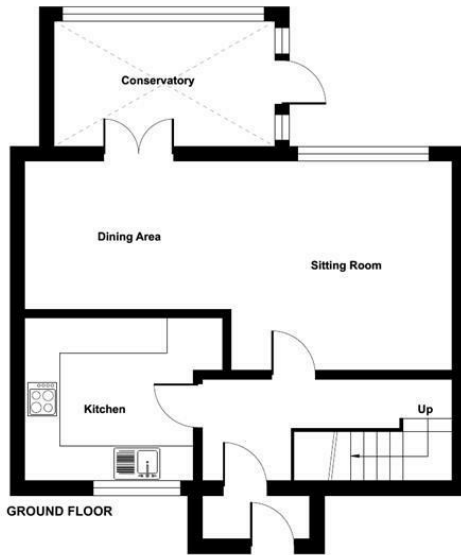
Eastleigh Borough Council - 02380 699000



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



FIRST FLOOR



GROUND FLOOR



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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1196265

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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.



