



sparks ellison

# 57 Monmouth Close, Chandler's Ford, SO53 4SZ

£245,000

A delightful one bedroom terraced home situated in a popular cul-de-sac within the heart of Valley Park. Valley Park itself benefits from an excellent range of amenities to include Knightwood Leisure Centre, woodland walks and shops, schooling, public house and health practices in Pilgrims Close. The property benefits from a good sized sitting room and kitchen together with double bedroom and bathroom on the first floor. There is also the benefit of a pleasant courtyard style garden with westerly aspect.

## ACCOMMODATION

### Ground Floor

#### Entrance Area:

#### Sitting Room:

12'1" x 11'11" (3.68m x 3.63m) Laminate wood floor, patio doors to rear garden, stairs to first floor.

#### Kitchen:

11'11" x 5'7" (3.63m x 1.70m) Range of built in units, built in electric oven and hob with extractor hood over, space and plumbing for further appliances, laminate wood floor.

### First Floor

#### Landing:

Built in wardrobe.

#### Bedroom 1:

11'4" x 8'6" (3.45m x 2.59m) Excluding alcove with space for a wardrobe.

#### Bathroom:

6'3" x 5'8" (1.91m x 1.73m) White suite comprising bath with shower unit over, wash basin, wc.

## OUTSIDE

### Front:

To the front of the property is an area laid to lawn with pathway to front door.

### Garden:

Approximately 20' x 14' A pleasant paved garden enclosed by fencing affording a westerly aspect with two raised flower borders.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1989

### Approximate Area:

### Sellers Position:

Looking for forward purchase

### Heating:

Electric radiators in sitting room and bedroom

### Windows:

UPVC double glazing

### Local Council:

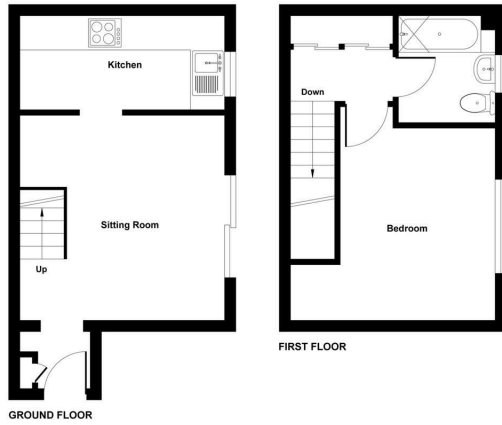
Eastleigh Borough Council - 02380 688000

### Council Tax:

Band B



Ground Floor = 230 sq ft / 21.3 sq m  
 First Floor = 214 sq ft / 19.9 sq m  
 Total = 444 sq ft / 41.2 sq m  
 For identification only - Not to scale



**RICS** Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichocom 2021. Produced for Sparks Ellison. REF: 790275.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)  
 Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto: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.



