



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:

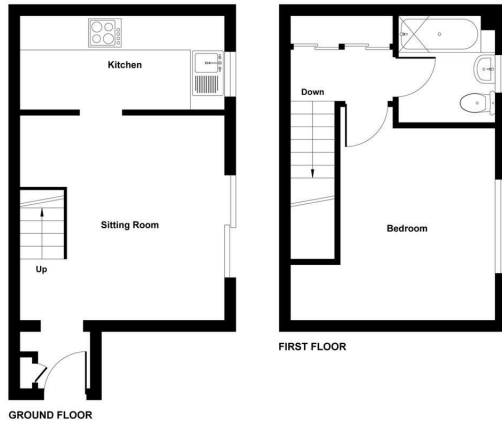
Eastleigh Borough Council - 02380 688000

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

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