



sparky 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 a 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

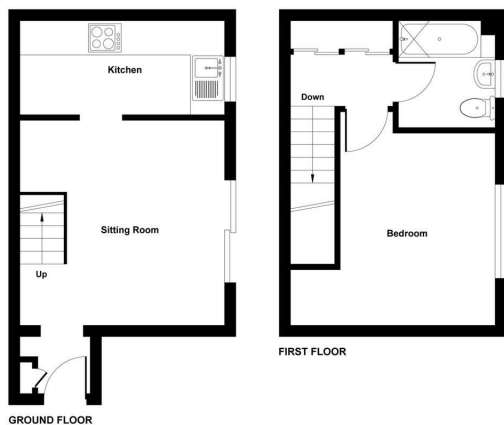
Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band B

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 = 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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2021. Produced for Sparks Ellison. REF: 190275



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		
England & Wales		EU Directive 2002/91/EC

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

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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