



sparks ellison



49 Salcombe Close, Chandler's Ford, SO53 4PJ

£375,000

A delightful three bedroom semi-detached home benefiting from a host of wonderful attributes to include a downstairs re-fitted cloakroom, spacious open plan sitting/dining area, re-fitted kitchen, main bedroom with en-suite shower, two further bedrooms and bathroom. Externally the property benefits from a driveway leading to a garage and a pleasant rear garden affording a westerly aspect. Salcombe Close is conveniently situated close to shops and amenities in Pilgrims Close on Valley Park together with the local St Francis School, as well as being a short drive away from the centre of Chandler's Ford and the M3 and M27 motorway junctions.

ACCOMMODATION

Ground Floor

Entrance Hall:

**Cloakroom:**  
Re-fitted modern white suite comprising wash basin with cupboard under, wc.

**Sitting Room:**  
15'1" x 14'10" (4.60m x 4.52m) Stairs to first floor with cupboard under, open plan to dining area.

**Dining Area:**  
11'4" x 7'5" (3.45m x 2.26m) Double doors to rear garden.

**Kitchen:**  
9'5" x 6'11" (2.87m x 2.11m) Re-fitted range of modern white units, electric double oven, electric hob with extractor hood over, space and plumbing for further appliances, door to rear garden.

First Floor

**Landing:**  
Airing cupbaord.

**Bedroom 1:**  
11'6" x 7'9" (3.51m x 2.36m) Built in wardrobe.

**En-Suite Shower Room:**  
Suite comprising shower cubicle with glazed screen, wc.

**Bedroom 2:**  
9'8" x 8' (2.95m x 2.44m)

**Bedroom 3:**  
6'8" x 6'5" (2.03m x 1.96m)

**Bathroom:**  
White suite with chrome fitments comprising bath with mixer tap and shower attachment, wash basin with cupboard under, wc.

OUTSIDE

**Front:**  
To the front of the property is a driveway that leads to the garage, pathway to front door and well tended front garden.

**Rear Garden:**  
Approximately 41' enjoying a pleasant westerly aspect. A patio adjoins the property leading to a lawned area with deck situated at the end, flower and shrub borders enclosed by fencing.

**Garage:**  
Light and power, space and plumbing for washing machine, double doors to front, door to rear garden.

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1980's

**Approximate Area:**  
918sqft/85.1sqm (Including garage)

**Sellers Position:**  
Looking for forward purchase

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

**Loft Space:**  
Partially boarded with ladder and light connected

**Infant/Junior School:**  
St Francis C of E Primary School

**Secondary School:**  
Toynbee Secondary School

**Local Council:**  
Test Valley Borough Council 01264 368000

**Council Tax:**  
Band C

**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 = 389 sq ft / 36.1 sq m  
 First Floor = 373 sq ft / 34.6 sq m  
 Garage = 156 sq ft / 14.4 sq m  
 Total = 918 sq ft / 85.1 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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