



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

£385,000

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 cupboard.

#### 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 fittings 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

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) A			88
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rnichecom 2024. Produced for Sparks Ellison. REF: 1217222.

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