



sparks ellison

41 Wellbrooke Gardens, Chandler's Ford, SO53 1TN

£200,000

A purpose-built ground floor maisonette with a private garden directly accessed from the kitchen. Wellbrooke Gardens is a popular location given it's proximity to local shops, including a Co-op and pharmacy, along with doctor's surgery and the railway station. The property provides good size accommodation including modern bathroom and kitchen. The double bedroom benefits from wardrobes. Externally there is a private garden along with 1.5 parking spaces. Wellbrooke Gardens sits within catchment for Thornden School. and No.41 is offered for sale with no forward chain.

ACCOMMODATION

GROUND FLOOR

Entrance Vestibule:

Sitting/Dining Room:

14'11" x 13'7" (4.55m x 4.14m) Under stairs storage cupboard with courtesy lighting.

Kitchen:

9'1" x 8'9" (2.77m x 2.67m) A modern re-fitted kitchen comprising space for cooker, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, wall mounted boiler, door to garden.

Bedroom:

12'4" x 9'8" (3.76m x 2.95m) Built-in double wardrobes providing shelving, storage and hanging space.

Shower Room:

6'10" x 5'7" (2.08m x 1.70m) Comprising shower in cubicle, wash hand basin, wc.

OUTSIDE

Front:

Area laid to lawn, pathway to front door and external lighting.

Rear Garden:

Measures approximately 20' x 16' The rear garden is enclosed with timber panel fencing with gated side pedestrian access. An area laid with artificial lawn provides a low maintenance area. Outside power point and external lighting.

Parking:

There are 1.5 allocated parking spaces which can be found to the rear of the property.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

999 year from 1981

Ground Rent:

£25 per annum

Approximate Age:

1981

Approximate Area:

574sqft/53.4 sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Chandlers Ford Infant/ Merdon Junior School

Secondary School:

Thornden Secondary School

Council Tax:

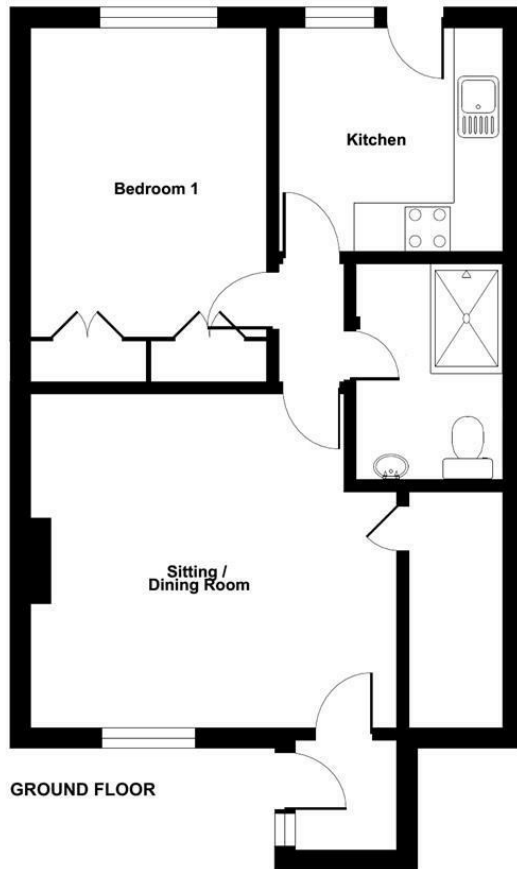
Band B

Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 575 sq ft / 53.4 sq m
For identification only - Not to scale



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

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2022. Produced for Sparks Ellison. REF: 687879

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



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.

