



Cumteland  
Close



sparky ellison

# 21 Cumberland Close, Chandler's Ford, SO53 2JY

£389,950

An exceptionally well presented three bedroom semi-detached home situated in a quiet cul-de-sac on the Eastern side of Chandler's Ford and within walking distance to local schools as well as Fryern Recreation Ground and the centre of Chandler's Ford. The property is presented to an exceptionally high standard throughout affording a host of wonderful attributes to include a re-fitted kitchen/dining room, re-fitted bathroom, new internal doors, brick paved driveway and landscaped rear garden affording a pleasant Southerly aspect.

## ACCOMMODATION

### Ground Floor

#### Open Porch:

Modern replacement front door to reception hall.

#### Reception Hall:

Stairs to first floor with cupboard under.

#### Sitting Room:

14'10" x 11'6" (4.52m x 3.51m) Log burner.

#### Kitchen/Dining Room:

14'10" x 8'7" (4.52m x 2.62m) Re-fitted matt grey units with wooden worktops over, electric double oven/combination microwave, induction hob with extractor hood over, integrated bins and washing machine, integrated fridge/freezer, breakfast bar, space for table and chairs, double doors to rear garden.

### First Floor

#### Landing:

Hatch to loft space.

#### Bedroom 1:

15' x 8'9" (4.57m x 2.67m) Double wardrobe.

#### Bedroom 2:

8'5" x 8'2" (2.57m x 2.49m) Double cupboard with storage and boiler.

#### Bedroom 3:

11'7" x 6'1" (3.53m x 1.85m)

#### Bathroom:

8'2" x 5'6" (2.49m x 1.68m) Re-fitted modern white suite comprising P shaped bath with shower unit over and glazed screen, wash basin with cupboards under, wc and wooden counter top.

## OUTSIDE

### Front:

To the front of the property is a good sized brick paved driveway affording off street parking with adjacent lawned area, side gate to rear garden.

### Rear Garden:

Approximately 40' x 23'. Affording a pleasant Southerly aspect and landscaped with patio adjoining the house, two rendered raised planters, step down to further lawned area enclosed by modern fencing, shed, outside taps and power.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1960's

### Approximate Area:

73.6sqm/792sqft

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Fryern Infant / Junior School

### Secondary School:

Toynbee Secondary School

### Local Council:

Eastleigh Borough Council - 02380 688000

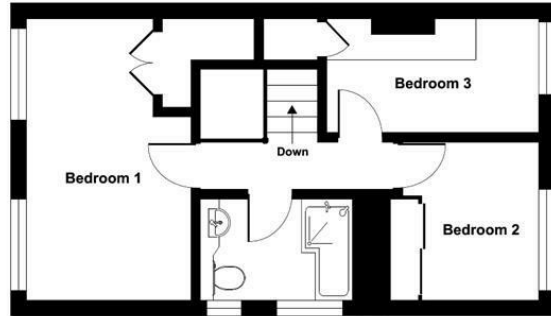
### Council Tax:

Band C

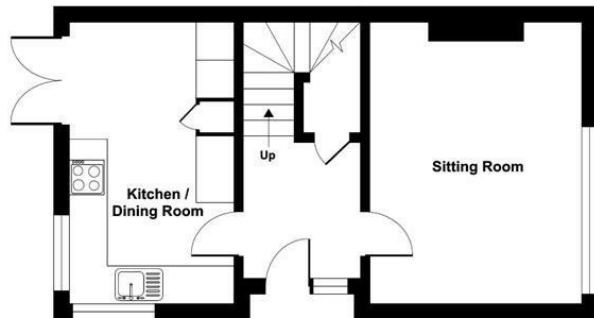




Ground Floor = 391 sq ft / 36.3 sq m  
 First Floor = 401 sq ft / 37.3 sq m  
 Total = 792 sq ft / 73.6 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>64</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

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