



se sparks ellison
For Sale
023 8025 5333 sparksellison.co.uk

se sparks ellison
est.2003

67 Oakmount Road, Chandler's Ford, SO53 2LN

£325,000

A conveniently situated three bedroom semi-detached home offered for sale with no forward chain, that would also benefit from updating and modernisation. The property is well placed within level walking distance to the centre of Chandler's Ford, bus services to Southampton and Winchester and local schools to include Fryern and Toynbee. Further attributes include a 24' sitting/dining room, three good size bedrooms and a rear garden measuring approximately 44' enjoying a pleasant southerly aspect.

ACCOMMODATION

Ground Floor

Entrance Hall:

Sitting/Dining Room:
24' x 10'6" x 7'9" (7.32m x 3.20m x 2.36m) Fireplace, patio doors to conservatory.

Kitchen:
10'9" x 6'7" (3.28m x 2.01m) Range of units, space and plumbing for appliances, boiler.

Conservatory:
17' x 6'6" (5.18m x 1.98m) Double doors to rear garden.

Inner Hallway:
Stairs to first floor with cupboard under.

First Floor

Landing:
Hatch to loft space, storage cupboard.

Bedroom 1:
13'2" x 10'6" (4.01m x 3.20m)

Bedroom 2:
11' x 10'6" (3.35m x 3.20m)

Bedroom 3:
9' x 8'2" (2.74m x 2.49m)

Bathroom:
Suite comprising bath and sink unit.

Separate Cloakroom:
Suite comprising wc.

OUTSIDE

Front:
Driveway affording off street parking, adjacent lawned area enclosed by hedging, side path to rear garden.

Rear Garden:
Approximately 44' in length enjoying a pleasant southerly aspect, lawned area, flower and shrub borders enclosed by hedging.

Garage:
17' x 8'2" (5.18m x 2.49) Light and power.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1960's

Approximate Area:
101.2sqm/1092sqft (Including garage)

Sellers Position
No forward chain

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 = 484 sq ft / 44.9 sq m
First Floor = 451 sq ft / 41.8 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 1092 sq ft / 101.2 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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

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.



