



sparks ellison

17 Bramble Hill, Chandler's Ford, SO53 4TP

£439,950

A modern semi detached property constructed by the renowned Perbury Group in this popular cul de sac location. The property benefits from three bedrooms with the master bedroom benefitting from an en-suite. All three bedrooms boast wardrobes. The ground floor provides a large sitting room, that opens onto the rear garden, along with a kitchen and separate dining room that many people may look to open up to create one large space. There is also a cloakroom. Externally, there is a good size frontage with off road parking leading to a garage. The rear garden offers good outside space for entertaining. The property would benefit from some general updating and modernisation and is offered for sale with no forward chain.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

Cloakroom:

5'5" x 3' (1.65m x 0.91m) Comprising wash hand basin, wc.

Kitchen:

9'3" x 8'6" (2.82m x 2.59m) Built in oven, built in gas hob, integrated extractor hood, space for fridge/freezer, plumbing for washing machine, wall mounted boiler.

Dining Room:

9' x 8'6" (2.74m x 2.59m)

Sitting Room:

18'8" x 12'9" max (5.69m x 3.89m max) Fireplace surround and hearth with fitted gas fire.

FIRST FLOOR:

Landing:

Access to loft space, built in airing cupboard.

Bedroom 1:

10'1" x 10' to wardrobes (3.07m x 3.05m) Built in wardrobes.

En Suite:

6'10" into shower x 5'11" (2.08m x 1.80m) Comprising shower in cubicle, wash hand basin, wc.

Bedroom 2:

10' x 8'9" (3.05m x 2.67m) Built in double wardrobe.

Bedroom 3:

8'6" x 6'8" (2.59m x 2.03m) Built in double wardrobe.

Bathroom:

6'8" x 6'7" (2.03m x 2.01m) Comprising bath with mixer tap and shower attachment, wash hand basin, wc.

OUTSIDE:

Front:

Area laid to lawn, variety of mature bushes and plants, further area laid to lawn and mature bushes, access to rear garden, block paved driveway providing off road parking.

Rear Garden:

Measures approximately 40' x 30' and comprises paved patio area, area laid to lawn, variety of mature bushes and shrubs, outside tap.

Garage:

16'10" x 8'10" (5.13m x 2.69m) With up and over door, power and light, personal door to side.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1997

Approximate Area:

942sqft/87.4sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected.

Infant/Junior School

St Francis Infant/Junior School

Secondary School:

Toynbee Secondary School

Local Council:

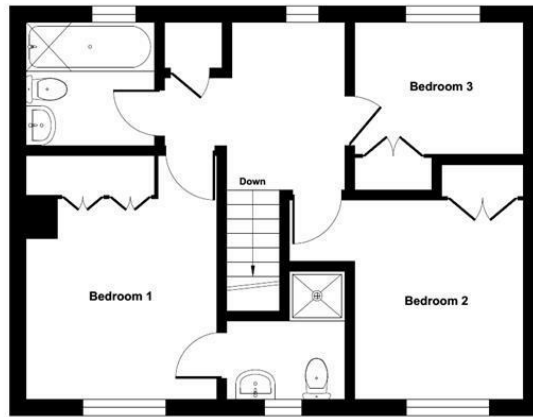
Test Valley Borough Council - 01264 368000

Council Tax:

Band D



Ground Floor = 471 sq ft / 43.7 sq m
First Floor = 471 sq ft / 43.7 sq m
Total = 942 sq ft / 87.4 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) A		87
(81-91) B		
(69-80) C	70	
(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

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