



18 Lambourn Square, Chandler's Ford, SO53 4AA

£310,000

A delightful two bedroom home constructed circa 1995 by the well respected local builders PGC construction. The property is presented in very good condition throughout and is offered for sale with no forward chain, with accommodation comprising of reception hall, downstairs cloakroom, kitchen, sitting room, and conservatory to the ground floor. On the first floor are two good sized bedrooms both with built in wardrobes and bathroom. Externally the property benefits from two off street parking spaces and a rear garden measuring approximately 38' in length. Lambourn Square is a small select development situated in the heart of Valley Park which itself benefits from an excellent range of day to day amenities to include woodlands walks, shops, schooling and amenities in Pilgrims Close and across the road, Knightwood leisure centre.

ACCOMMODATION

Ground Floor

Open Porch:

Reception Hall:

Stairs to first floor with cupboard under.

Cloakroom:

Wash basin, wc, tiled floor.

Sitting Room:

14'10" x 12'2" (4.52m x 3.71m) Double doors to conservatory, storage cupboard.

Conservatory:

14'2" x 6'8" (4.32m x 2.03m) Radiator, double doors to rear garden.

Kitchen:

10'10" x 7'4" (3.30m x 2.24m) Comprehensive range of units, electric oven and gas hob with extractor hood over, integrated fridge and freezer, integrated washer/dryer.

First Floor

Landing:

Cupboard housing boiler, hatch to loft space.

Bedroom 1:

14'9" x 8'6" (4.50m x 2.59m) Built in wardrobe.

Bedroom 2:

11' x 8'2" (3.35m x 2.49m) Built in wardrobe.

Bathroom:

6'4" x 5'6" (1.93m x 1.68m) White suite comprising bath with separate shower unit over, wash basin, wc, tiled floor.

OUTSIDE

Front:

To the front of the property is a planted border and pathway to front door.

Rear Garden:

Approximately 38'6" in length, lawned area, planted borders enclosed by fencing, garden shed.

Parking:

Two allocated parking spaces.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1995

Approximate Area:

73.9sqm/797sqft

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 C of E Primary School

Secondary School:

Toynbee Secondary School

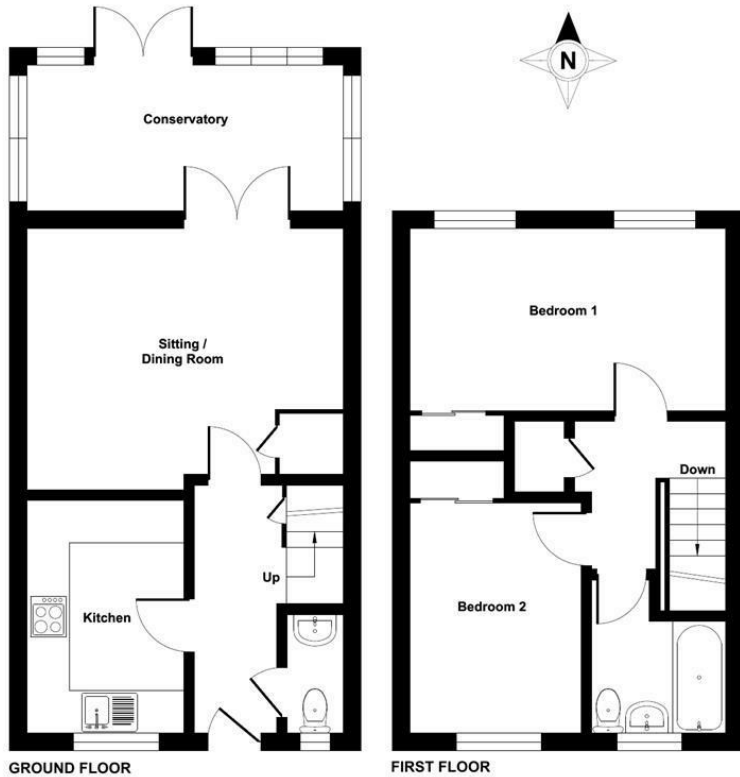
Local Council:

Test Valley Borough Council 01264 368000

Council Tax:

Band C

Ground Floor = 454 sq ft / 42.1 sq m
 First Floor = 343 sq ft / 31.8 sq m
 Total = 797 sq ft / 73.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		76	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2024. Produced for Sparks Ellison. REF: 1221501

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