



sparky ellison

37 Scantabout Avenue, Chandler's Ford, SO53 2BH

£425,000

A two/three bedroom detached chalet style home situated within the highly desirable Scantabout area and offered for sale with no chain. Scantabout is conveniently placed close to the centre of Chandlers Ford within walking distance to all amenities to include shops, schooling, doctors, dentists, and bus services to Southampton and Winchester. It is fair to say that the property requires some updating and modernisation whilst affording attributes such as a good size driveway, carport and garage together with a rear garden affording a pleasant southerly aspect.

ACCOMMODATION

GROUND FLOOR

Reception Hall:
Stairs to first floor with cupboard under.

Sitting Room:
18' x 11' (5.49m x 3.35m) Fireplace with electric fire.

Bedroom 3/Dining Room:
10'6" x 9' (3.20m x 2.74m)

Kitchen:
12' x 8'10" (3.66m x 2.69m) Range of units, space and plumbing for appliances, door to conservatory.

Conservatory:
10' x 7'9" (3.05m x 2.36m) Double doors to rear garden.

Shower Room:
7'10" x 5'5" (2.39m x 1.65m) Modern white suite comprising corner shower cubicle, wash basin, WC, tiled walls and floor, space and plumbing for washing machine.

FIRST FLOOR

Landing:
Cupboard housing boiler, hatch to loft space.

Bedroom 1:
10'6" x 11'6" (3.20m x 3.51m) Built in wardrobe.

Bedroom 2:
12'6" x 10'6" (3.81m x 3.20m) Range of fitted wardrobes and dressing table, built-in wardrobe.

Cloakroom:
Wash basin, WC.

OUTSIDE

Front:
To the front of the property is a brick paved driveway and resin bonded area that provides off street parking. The driveway proceeds along the side of the house to a carport and garage with side gate to rear garden.

Rear Garden:
Approximately 50' x 20' extending to a wider area at the end. The rear garden is laid mainly to lawn surrounded by flower and shrub borders and enclosed by hedging and fencing. Shed, potting shed.

Garage:
18'4" x 9'4" Light and power.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1970's

Approximate Area:
100.5sqm/1082sqft

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
Mostly UPVC double glazing

Loft Space:
Partially boarded

Infant/Junior School:
Scantabout Primary School

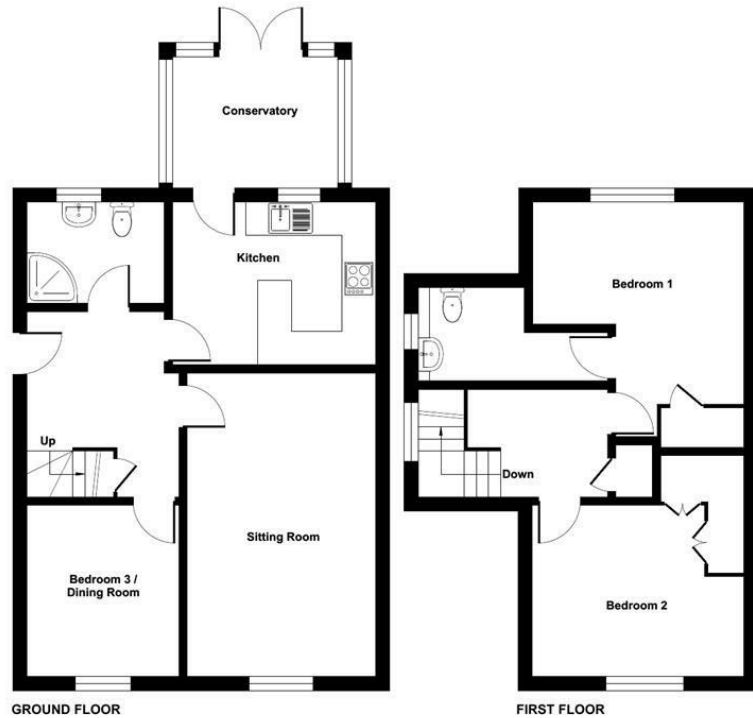
Secondary School:
Thornden Secondary School

Local Council
Eastleigh Borough Council - 02380 688000

Council Tax:
Band D

Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 653 sq ft / 60.6 sq m
 First Floor = 429 sq ft / 39.8 sq m
 Total = 1082 sq ft / 100.5 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		80
(69-80) C		
(55-68) D	61	
(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.



