



sparks ellison

50 Hemlock Way, Chandler's Ford, SO53 4LT

£295,000

A two bedroom home pleasantly situated within Knightwood Park with easy access to a play park. The property affords two good size bedrooms, bathroom, entrance hall, sitting room and good size kitchen/dining room, together with two parking spaces at the front and rear garden. Knightwood Park is served well by a good range of local shops, doctors, dentists and leisure centre. The property is offered for sale with no forward chain.

ACCOMMODATION

GROUND FLOOR

**Entrance Porch:**  
Door to entrance hall.

**Entrance Hall:**  
Stairs to first floor.

**Sitting Room:**  
12'4" x 11'2" (3.76m x 3.40m) Under stairs storage cupboard.

**Kitchen/Dining Room:**  
15'8" x 7'6" (4.78m x 2.29m) Built in oven, built in gas hob, fitted extractor hood, plumbing for washing machine, wall mounted boiler.

FIRST FLOOR

**Landing:**

**Bedroom 1:**  
13'2" x 9'2" (4.01m x 2.79m) Fitted wardrobe and dressing table, further built in wardrobe, airing cupboard.

**Bedroom 2:**  
9'7" x 9'2" (2.92m x 2.79m)

**Bathroom:**  
6'2" x 6'2" (1.88m x 1.88m) Panel bath with mixer tap and shower attachment, wash hand basin, WC.

OUTSIDE

**Front:**  
Two parking spaces.

**Rear Garden:**  
Approximately 33' x 16' with a patio adjoining the house leading down to a lawn enclosed by fencing, garden shed and rear gate.

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1998

**Approximate Area:**  
600sqft/55.7sqm

**Sellers Position:**  
No forward chain

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

**Infant/Junior School:**  
Knightwood Primary School/St Francis C of E Primary School

**Secondary School:**  
Toynbee Secondary School

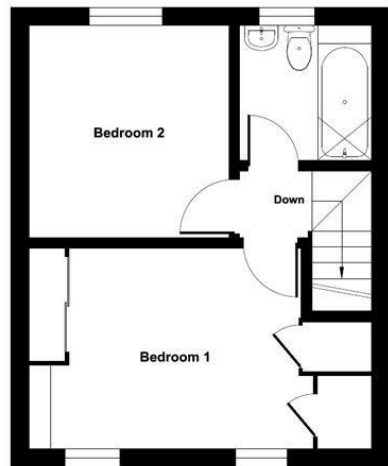
**Council Tax:**  
Band C

**Local Council:**  
Test Valley Borough Council 01264 368000

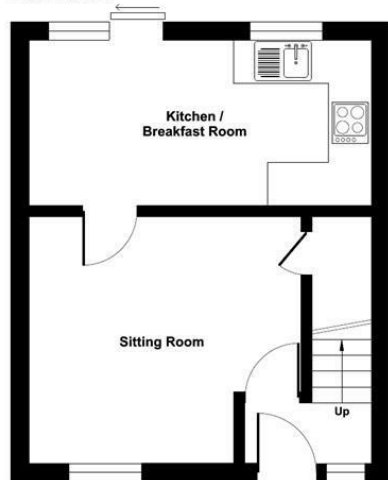
**Agents Note:**  
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 300 sq ft / 27.87 sq m  
First Floor = 300 sq ft / 27.87 sq m  
Total = 600 sq ft / 55.7 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>88</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>70</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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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.



