



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

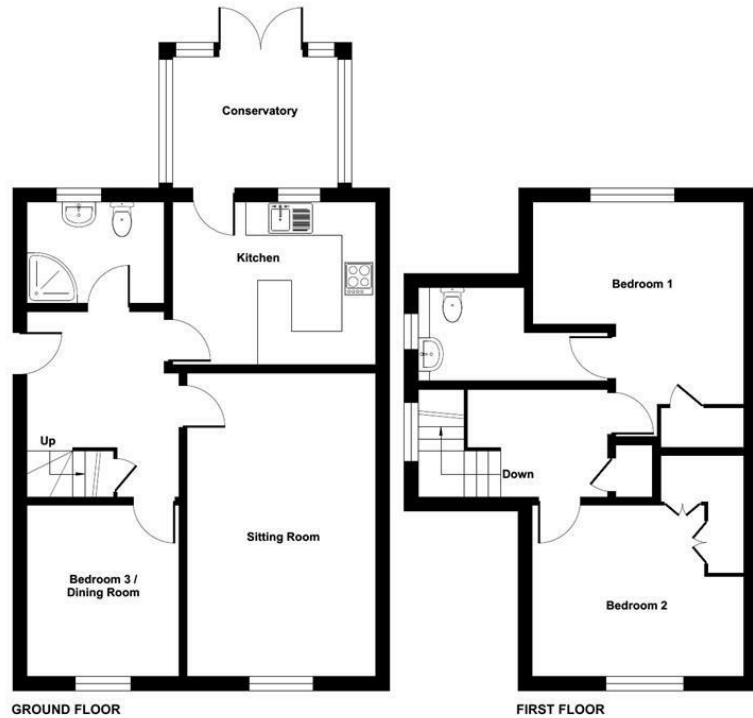
Secondary School:
Thornden Secondary School

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 £20 + vat per person for these checks.

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	

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