



sparks ellison

1 Violet Close, Chandler's Ford, SO53 4LP

£290,000

A modern two bedroom end of terrace home offered to the market with no forward chain. The property benefits from a reception hall, downstairs cloakroom, kitchen to the front and sitting room to the rear with double doors out to the garden. On the first floor are two double bedrooms and bathroom. An attractive feature of the property is the driveway which is situated directly alongside the house providing parking for two vehicles. The garden also enjoys a pleasant southerly aspect. Knightwood Park is a popular location with local shops and amenities situated nearby in Pilgrims Close together with Knightwood Leisure Centre, woodland walks. Knightwood School and parks. The centre of Chandlers Ford is a short drive away and easy access can also be gained to the M3 and M27 motorways.

ACCOMMODATION

Ground Floor

Outside Porch:

Storage cupboard.

Entrance Hall:

Storage cupboard.

Cloakroom:

Wash basin, wc.

Kitchen:

8' x 6'5" (2.44m x 1.96m) Range of units, electric oven and hob with extractor hood over, space and plumbing further appliances, cupboard housing boiler.

Sitting Room:

15'1" x 12'8" (4.60m x 3.86m) Stairs to first floor, double doors to rear garden.

First Floor

Landing:

Hatch to loft space.

Bedroom 1:

12'7" x 8'1" (3.84m x 2.46m)

Bedroom 2:

12'8" x 3" (3.86m x 2.51m)

Bathroom:

6'6" x 6'1" (1.98m x 1.85m) Suite comprising bath with mixer tap, separate shower unit over, wash basin with cupboard under, wc, window to the side.

OUTSIDE

Front:

A driveway is located alongside the property and affords parking for two vehicles.

Rear Garden:

Approximately 39'8" in length enjoying a pleasant southerly aspect. A patio adjoins the property leading onto a lawned area enclosed by fencing, shed.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1997

Approximate Area:

607sqft/56.2sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

St Francis C of E Primary School / Knightwood Primary School

Secondary School:

Thornden School

Local Council:

Test Valley Borough Council - 01264 368000

Council Tax:

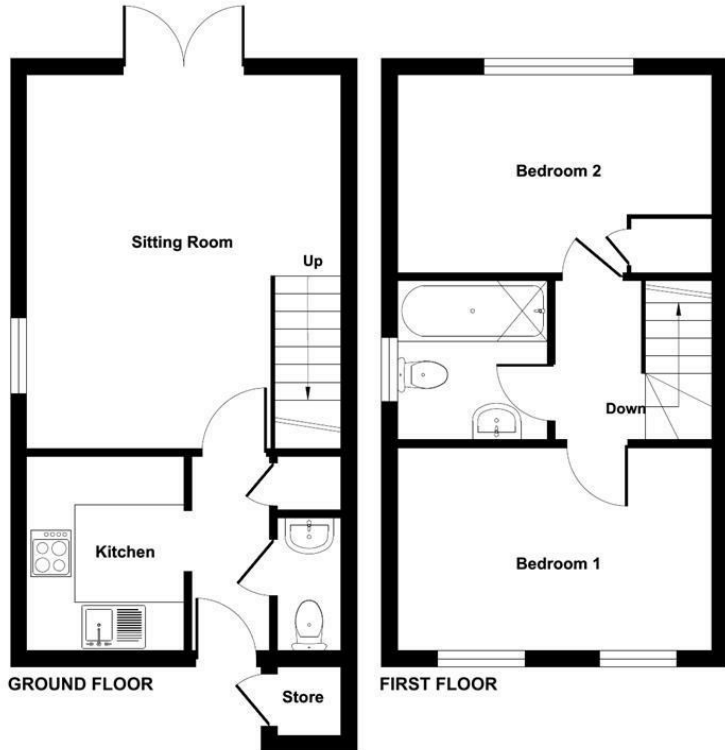
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Agents Note:

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 = 300 sq ft / 27.8 sq m
 First Floor = 300 sq ft / 27.8 sq m
 Store = 7 sq ft / 0.6 sq m
 Total = 607 sq ft / 56.2 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			83
(69-80) C		62	
(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 2025. Produced for Sparks Ellison. REF: 1253854

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