



sparky ellison

46 Heathlands Road, Chandler's Ford, SO53 1GZ

£400,000

An exceptionally well presented three bedroom semi-detached home with a modern contemporary feel to the interior design. The property has been modernised by the current owners and now benefits from a re-fitted kitchen and bathroom with other attributes to include a 25'5" sitting/dining room, three excellent sized bedrooms, driveway for two cars leading to a garage and rear garden with pleasant westerly aspect. The property also falls within the catchment for Thornden School with the location also providing easy and convenient access to the centre of Chandler's Ford and Junction 12 of the M3.

ACCOMMODATION

GROUND FLOOR

Entrance Porch:

Front door to reception hall

Reception Hall:

Stairs to first floor with cupboard under, wooden flooring.

Sitting/Dining Room:

25'5" x 11'0" max (7.75 x 3.35 max) Wooden flooring, double doors to rear garden.

Kitchen:

11'3" x 7'10" (3.43 x 2.39) Re-fitted range of modern grey gloss units, electric oven and gas hob with extractor hood over, integrated dishwasher, washing machine and fridge, tiled floor, door to rear garden.

FIRST FLOOR

Landing:

Hatch to loft space, storage cupboard.

Bedroom 1:

13'2" x 10'2" (4.01 x 3.10)

Bedroom 2:

12'1" x 10'2" (3.68 x 3.10)

Bedroom 3:

9'6" x 7'0" (2.90 x 2.13)

Bathroom:

6'11" x 5'6" (2.11 x 1.68) Re-fitted modern white suite with chrome fitments comprising P shaped bath with mixer taps and separate shower unit over, wash basin, wc, tiled walls and floor.

OUTSIDE

Front:

Double width driveway affording off street parking for 2 vehicles with adjacent lawned area.

Rear Garden:

Approximately 29' x 27' Area laid to lawn, pave patio area, brick built storage shed.

Garage:

18'0" x 7'10" (5.49 x 2.39) Light and power, door to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1963

Approximate Area:

98.3sqm/1059sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with light and ladder connected

Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

Secondary School:

Thornden Secondary School

Council Tax:

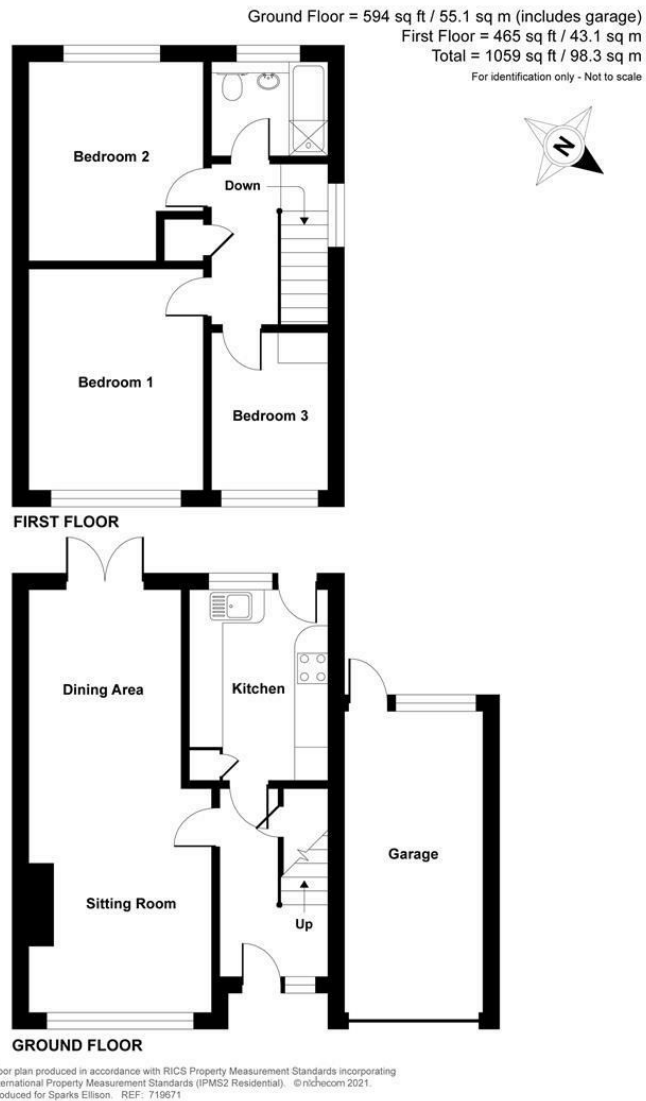
Band D

Local Council:

Eastleigh Borough Council - 02380 688000

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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	

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.

