



sparks ellison



# 12 Fowey Close, Chandler's Ford, SO53 4SQ

£525,000

An exceptionally well presented three bedroom detached bungalow located in a quiet cul-de-sac on the edge of Valley Park. The property is offered for sale with no chain and has recently been redecorated throughout including new floor coverings. In addition to this, the property affords a wonderful rear garden measuring approximately 63' x 35'6". Fowey Close is conveniently placed for access to shops and amenities in Pilgrims Close together with woodland walks and local parks.

## ACCOMMODATION

### Ground Floor

#### Open Porch:

23'5" (7.14m) Tiled floor.

#### Reception Hall:

Access to sitting room and kitchen.

#### Cloakroom:

10'2" x 3'2 (3.10m x 0.97m) White suite comprising wash basin with cupboard under, wc.

#### Inner Hallway:

Airing cupboard access to bedrooms and bathroom.

#### Sitting/Dining Room:

25' x 14' narrowing to 9' 8" (7.62m x 4.27m x 2.95m) Double doors to rear garden.

#### Kitchen:

9'8" x 8'1" (2.95m x 2.46m) Range of units, electric double oven., gas hob with extractor hood over, space and plumbing for further appliances, boiler, door to rear garden.

#### Bedroom 1:

12'10" x 10' (3.91m x 3.05m)

#### En-Suite Shower Room:

9'11" x 2'9" (3.02m x 0.84m) Re-fitted modern white suite comprising wash basin with cupboard under, shower cubicle, wc.

#### Family Bathroom:

7'6" x 6'1" (2.29m x 1.85m) Re-fitted white suite comprising wash basin with cupboard under, bath with mixer tap, wc.

#### Bedroom 2:

10'9" x 9'8" (3.28m x 2.95m)

#### Bedroom 3:

9'3" x 6'6" (2.82m x 1.98m)

## OUTSIDE

### Front:

A good size lawned area surrounded by flower and shrub borders and hedging. Driveway and turning area providing parking for two vehicles, side gate to rear garden.

### Rear Garden:

Approximately 63' x 35'6". A good size lawned area and circular patio with gravel areas is surrounded by fencing providing a pleasant southerly aspect, shed. Outlook over mature trees to the side.

### Single Garage:

Light and power, door to rear garden.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1988

### Approximate Area:

87.1sqm/938sqft

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Infant/Junior School:

St Francis C of E Primary School

### Secondary School:

Toynbee Secondary School

### Local Council:

Test Valley Borough Council - 01264 368000

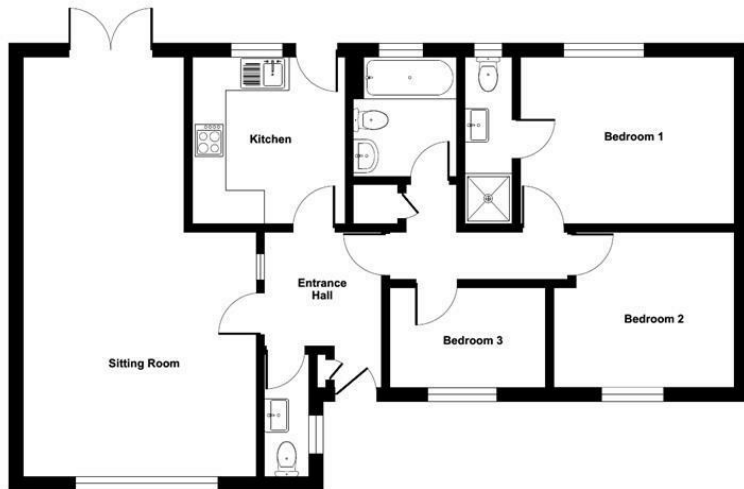
### Council Tax:

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 = 938 sq ft / 87.1 sq m  
For identification only - Not to scale



GROUND FLOOR



| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>83</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>68</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 |

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto: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.



