



8 Jack Close, Chandler's Ford, SO53 4NU

£375,000

A modern three bedroom semi detached house situated in a popular cul de sac location within the well regarded Knightwood Park development that benefits from an array of facilities including shops, health practices, public house, schooling, leisure centre and woodland walks. The property provides a kitchen, sitting/dining room and a cloakroom on the ground floor along with three bedrooms and a bathroom on the first floor. Externally there is an enclosed rear garden along with a driveway and garage. Jack Close sits within catchment for Thornden School.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor, understairs storage cupboard.

Cloakroom:

6'1" x 2'10" (1.85m x 0.86m) Comprising wash hand basin, wc.

Kitchen:

9'4" x 7'10" (2.84m x 2.39m) Space for cooker, fitted extractor hood, space for fridge, space for freezer, plumbing for washing machine.

Sitting/Dining Room:

17'2" max x 16'1" max (5.23m max x 4.90m max)

FIRST FLOOR

Landing:

Access to loft space.

Bedroom 1:

13'10" x 10'5" (4.22m x 3.18m) Twin built in double wardrobe.

Bedroom 2:

11'5" max x 8'6" (3.48m max x 2.59m) Built in airing cupboard housing boiler.

Bedroom 3:

10'11" x 7'3" (3.33m x 2.21m)

Bathroom:

6'7" x 5'6" (2.01m x 1.68m) Comprising bath with shower attachment, wash hand basin, wc.

OUTSIDE

Front Garden:

Area laid to slate clippings, driveway providing off road parking.

Rear Garden:

Measures approximately 27' x 17' and comprises paved patio area, area laid to artificial lawn, outside tap.

Garage:

19'6" x 9'11" (5.94m x 3.02m) With up and over door, power and light.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1988

Approximate Area:

822sqft/76.4sqm

Sellers Position:

Found property to purchase

Heating:

Gas central heating

Windows:

UPVC Double glazing

Loft Space:

Boarded, ladder and light connected

Infant/Junior School:

Knightwood Primary/St. Francis Primary School

Secondary School:

Thornden Secondary School

Council Tax:

Band D

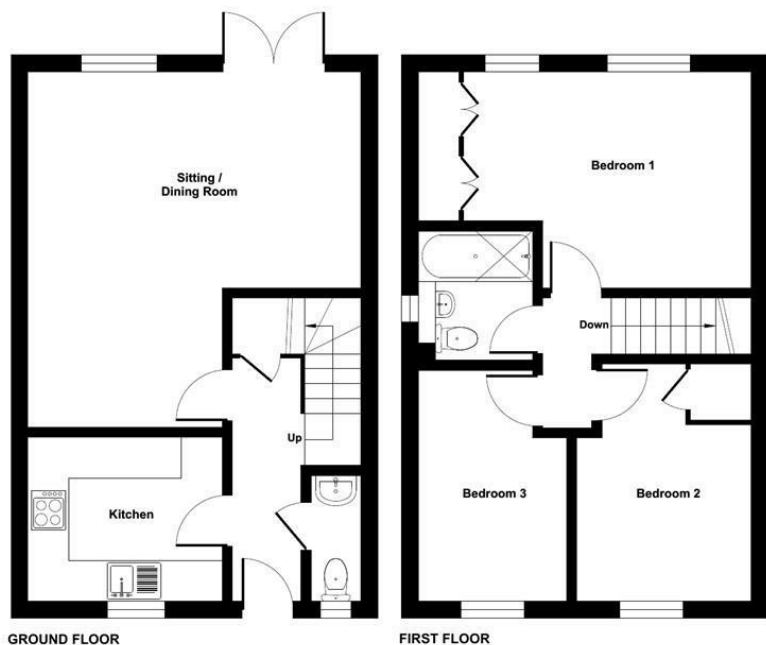
Local Council:

Test Valley Borough Council - 01264 368000

Agents Notes:

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 = 411 sq ft / 38.2 sq m
 First Floor = 411 sq ft / 38.2 sq m
 Total = 822 sq ft / 76.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	78	
(69-80) C		
(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

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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.



