



sparks ellison

25 Burley Close, Chandler's Ford, SO53 4NS

£270,000

A delightful two bedroom home pleasantly situated in a quiet cul-de-sac on the edge of Valley Park. Burley Close is conveniently placed within walking distance to local shops and amenities in Pilgrims Close together with a public house and St. Francis Junior School. The property itself benefits from a reception hall, kitchen to the front, sitting room to the rear overlooking the garden and an exceptionally spacious main bedroom, further bedroom and bathroom. In addition to this is a garage and rear garden that measures approximately 39 ft in length.

ACCOMMODATION

GROUND FLOOR

Entrance Porch:
Storage cupboard.

Reception Hall:
Under stairs storage cupboard.

Sitting Room:
Stairs to first floor, double doors to rear garden.

Kitchen:
Range of units, oven and hob to remain, space and plumbing for further appliances, boiler.

FIRST FLOOR

Landing:
Hatch to loft space.

Bedroom 1:
Built in wardrobe.

Bedroom 2:
Airing cupboard.

Bathroom:
Suite comprising bath with mixer tap and separate shower unit over, glazed screen, wash basin, WC, tiled walls and floor.

OUTSIDE

Front:
Area laid to lawn with pathway to front door.

Rear Garden:
Approximately 39 ft in length with a patio adjoining the house leading onto a lawned area, enclosed by fencing.

Garage:
16'3" x 8'3" (4.95m x 2.51m) With up and over door. The garage is the second in from the left-hand side of the block.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980's

Approximate Area:
57.1sqm/616sqft

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Infant/Junior School:
St. Francis Primary School

Secondary School:
Toynbee Secondary School

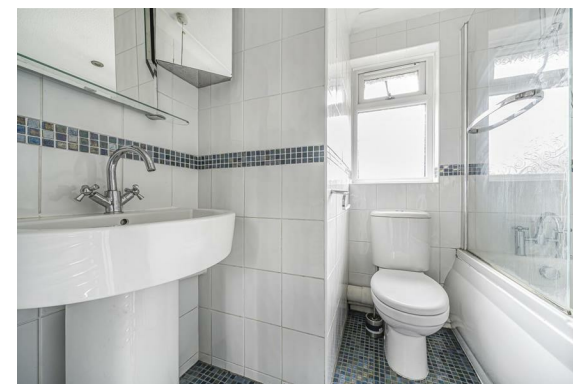
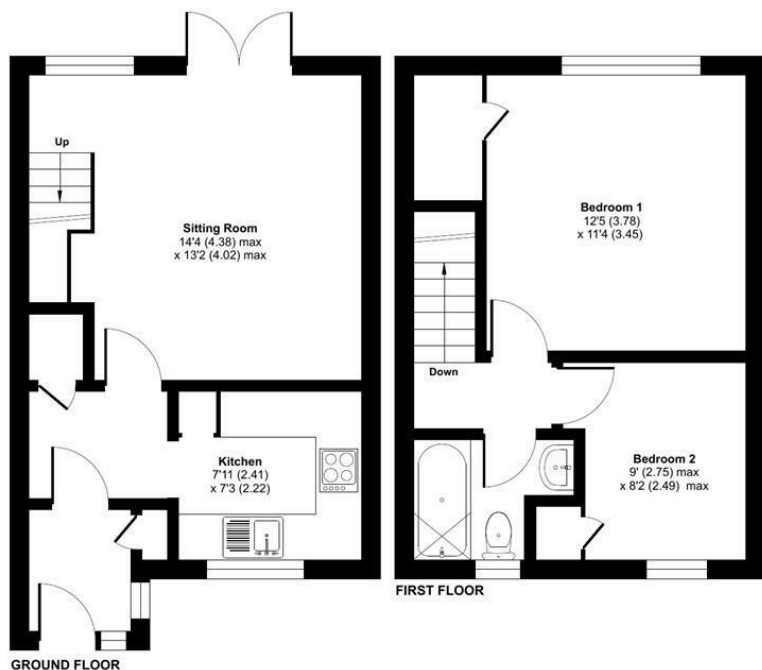
Council Tax:
Band C

Local Council:
Test Valley Borough Council - 01264 368000

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 = 315 sq ft / 29.2 sq m
 First Floor = 301 sq ft / 27.9 sq m
 Total = 616 sq ft / 57.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		67
(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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