



sparks ellison

15 Tolefrey Gardens, Chandler's Ford, SO53 4HG

£330,000

A modern two bedroom, two bathroom terrace property situated in a pleasant cul de sac location within the popular Knightwood Park development that benefits from an array of facilities including Tesco Local, health practices, public house, schools, leisure centre and a variety of woodland walks. The property also benefits from a low maintenance, southerly facing rear garden, allocated parking and is offered for sale with no forward chain.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Built in storage cupboard.

Cloakroom:
Comprising wash hand basin with cupboard under, WC.

Kitchen:
10' x 6'6" (3.05m x 1.98m) Built-in oven, built-in microwave, space and plumbing for washing machine, integrated fridge freezer, built-in gas hob, fitted extractor hood, boiler in cupboard.

Sitting Room:
19'1" x 12'7" (5.82m x 3.84m) Stairs to first floor.

FIRST FLOOR

Landing:
Access to loft space, built-in airing cupboard.

Bedroom One:
12'6" x 8'5" (3.81m x 2.57m)

Ensuite:
Comprising bath with shower over, wash hand basin with cupboard under, WC

Bedroom 2:
10'7" x 8'10" (3.23m x 2.69) Built-in wardrobes

Ensuite:
Comprising shower in cubicle, wash hand basin with cupboard under, WC.

OUTSIDE

Front:
Area laid to artificial lawn, pathway to front door, outside storage cupboard.

Rear Garden:
Measures approximately 35' x 14' laid to artificial lawn with planted beds, mature bush, garden shed.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1998

Approximate Area:
65.8sqm/708sqft

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Partially boarded with ladder (not connected)

Infant/Junior School:
St. Francis Primary/Knightwood Primary School

Secondary School:
Thornden Secondary School

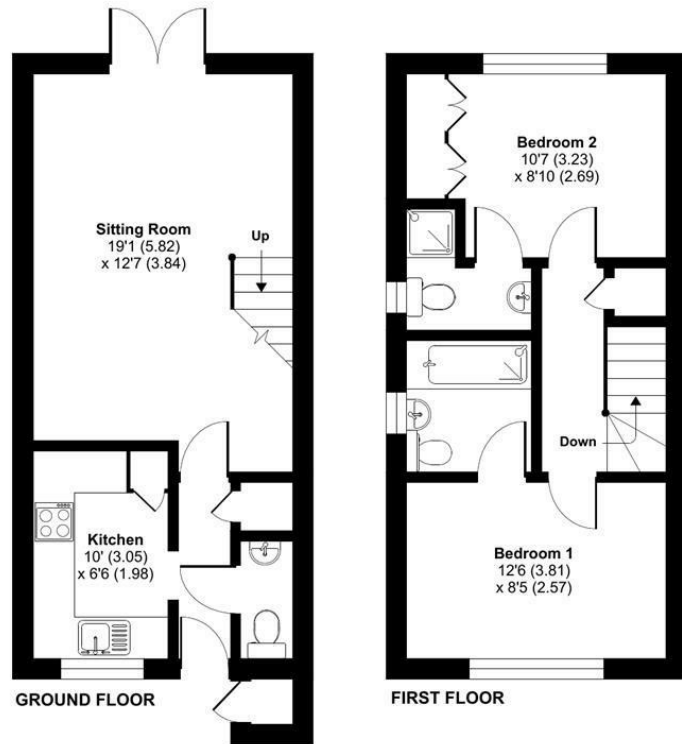
Council Tax:
Band C

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 £20 + vat per person for these checks.



Ground Floor = 352 sq ft / 32.7 sq m
First Floor = 352 sq ft / 32.7 sq m
Store = 4 sq ft / 0.4 sq m
Total = 708 sq ft / 65.8 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(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

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