



sparks ellison

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

£280,000

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:

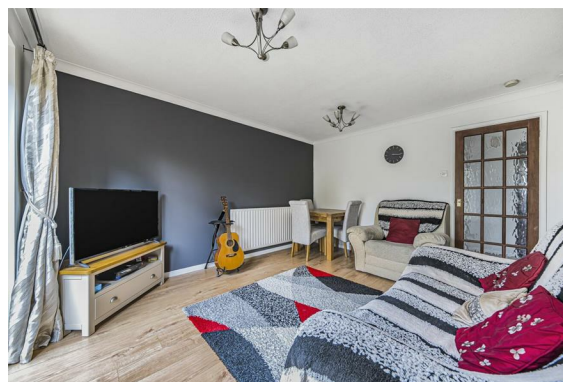
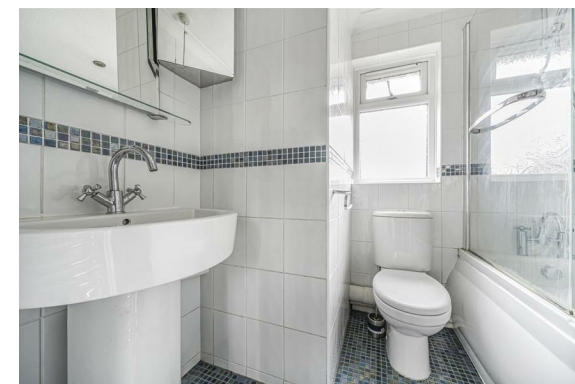
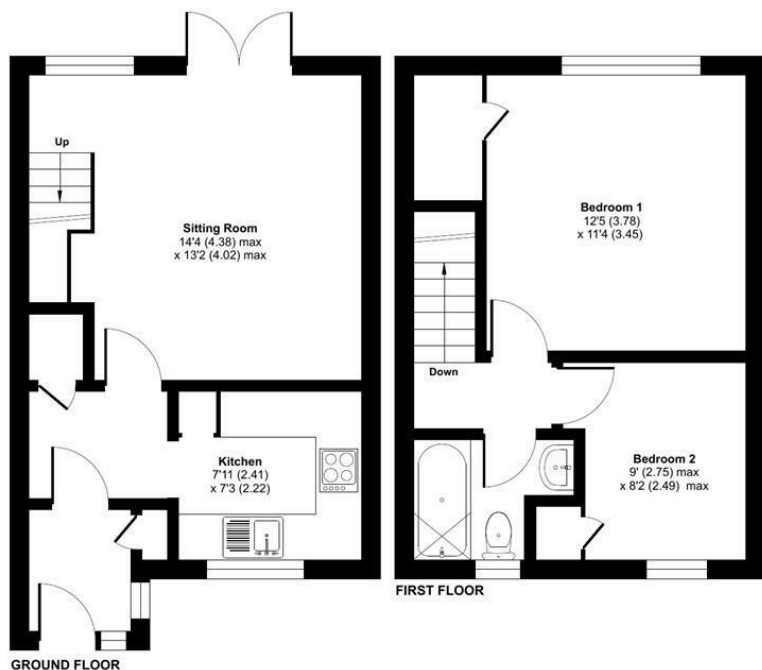
Test Valley Borough Council - 01264 368000

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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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.



