



sparky ellison

32 Tadburn Close, Chandler's Ford, SO53 2NF

£325,000

A three bedroom terrace home that has undergone refurbishment by the current owners and now benefits from new kitchen with integrated appliances, new bathroom, new flooring, new electrics and gardens prepped for lawn. The accommodation is arranged over split levels providing well proportioned rooms and providing a nice spacious feel. There is a garage in a block and the property is offered for sale with no forward chain.

ACCOMMODATION

GROUND FLOOR

Entrance Porch:

Sitting Room:

17'1" x 13'7" (5.21m x 4.14m) Under stairs storage cupboard, stairs to upper ground floor.

Kitchen/Dining Room:

17'1" x 12' (5.21m x 3.66m) Built in oven, built-in gas hob, fitted extractor hood, integrated fridge freezer, integrated dishwasher, built-in cupboard housing plumbing for washing machine, space for table and chairs, stairs to first floor.

FIRST FLOOR

Landing:

Access to loft space, stairs to upper first floor.

Bedroom 1:

13'7" x 9'4" plus door recess (4.14m x 2.84m plus door recess)

Bedroom 3:

9'2" x 7'6" (2.79m x 2.29m)

Landing:

Built-in storage cupboard, built-in airing cupboard housing boiler.

Bedroom 2:

12'2" x 9' (3.71m x 2.74m)

Bathroom:

7'10" x 5'6" (2.39m x 1.68m) Comprising bath with shower over, wash hand basin, WC.

OUTSIDE

Front:

Gravel pathway to front door, garden prepped for lawn to be laid.

Rear Garden:

Measures approximately 45' x 18' and comprises area laid to shingle, garden prepped for lawn to be laid, rear pedestrian access.

Garage:

16' x 7'10" (4.88m x 2.39m) With up and over door. The garage is the fourth one in on the left-hand side in the area at the end of the terrace of houses.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970

Approximate Area:

80.4sqm/866sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

Band C

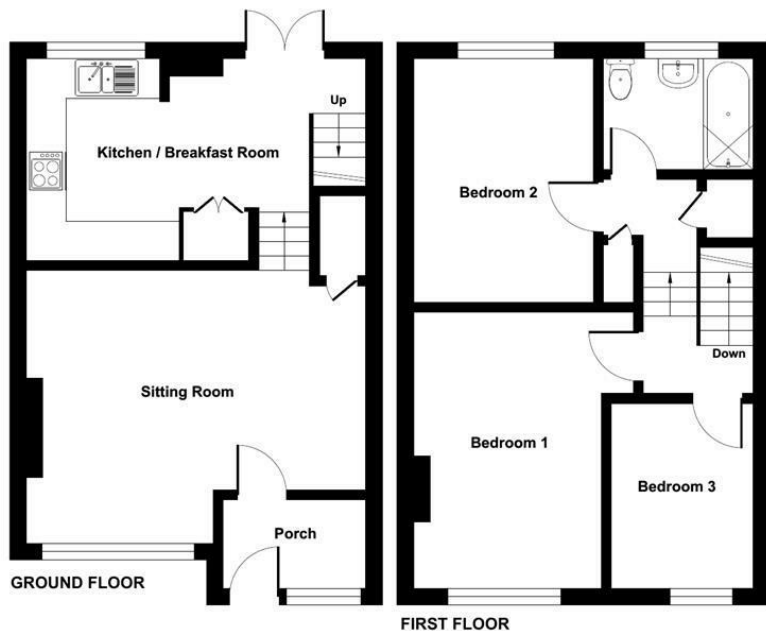
Local Council:

Eastleigh Borough Council - 02380 688000

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 = 422 sq ft / 39.2 sq m
 First Floor = 444 sq ft / 41.2 sq m
 Total = 866 sq ft / 80.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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

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

Sales: t: 02380 255333 e: property@sparksellison.co.uk

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.



