



sparks ellison



# 19 Kerry Close, Chandler's Ford, SO53 2PQ

£260,000

A magnificent two bedroom ground floor maisonette presented to an exceptionally high standard throughout benefiting from direct access from the sitting room to its own delightful garden with a pleasant southerly aspect. The accommodation offers spacious well proportioned rooms together with a modern fitted kitchen and bathroom. There is also the benefit of a garage. Kerry Close is conveniently placed within walking distance to a range of shops and amenities on Hursley Road together with Chandler's Ford railway station. The centre of Chandler's Ford is a short distance away along with access to the M3 and M27.

## ACCOMMODATION

### Entrance Hall:

Karndean flooring.

### Sitting/Dining Room:

21'3" x 11'4" (6.47m x 3.46m) Dual aspect with double doors to rear garden, Karndean flooring.

### Inner Hallway:

Spacious storage cupboard and further shelved cupboard, Karndean flooring.

### Kitchen:

8'8" x 8'3" (2.64m x 2.52m) Modern range of matt grey Shaker style units, integrated dishwasher and washing machine, fridge freezer to remain, space for oven and hob with extractor hood over.

### Bedroom 1:

11' x 10'8" (3.36m x 3.24) Wardrobe and drawer units to remain, built-in shelved cupboard.

### Bedroom 2:

10'8" x 10' (3.24m x 3.05m) Built in wardrobe.

### Bathroom:

Modern white suite comprising P shaped bath with glazed screen and shower unit over, wash basin, WC.

## OUTSIDE

Next to the front door is a useful storage cupboard.

### Rear Garden:

Approximately 58' x 33' x 20'. A particularly attractive feature of the property affording a pleasant south westerly aspect with a patio adjoining the property leading onto a good size lawned area surrounded by well stocked borders, enclosed by fencing, outside tap, garden shed, side access to front.

### Garage:

A single garage is located in a nearby block.

## OTHER INFORMATION

### Tenure:

Leasehold (1/14 share of freehold)

### Term of Lease:

999 years from 2020

### Maintenance Charge:

£50.00 per month (£300.00 paid twice yearly)

### Approximate Age:

1979

### Approximate Area:

64.1sqm/690sqft

### Sellers Position:

Looking for forward purchase (has found property to purchase)

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

### Secondary School:

Toynbee Secondary School

### Council Tax:

Band B

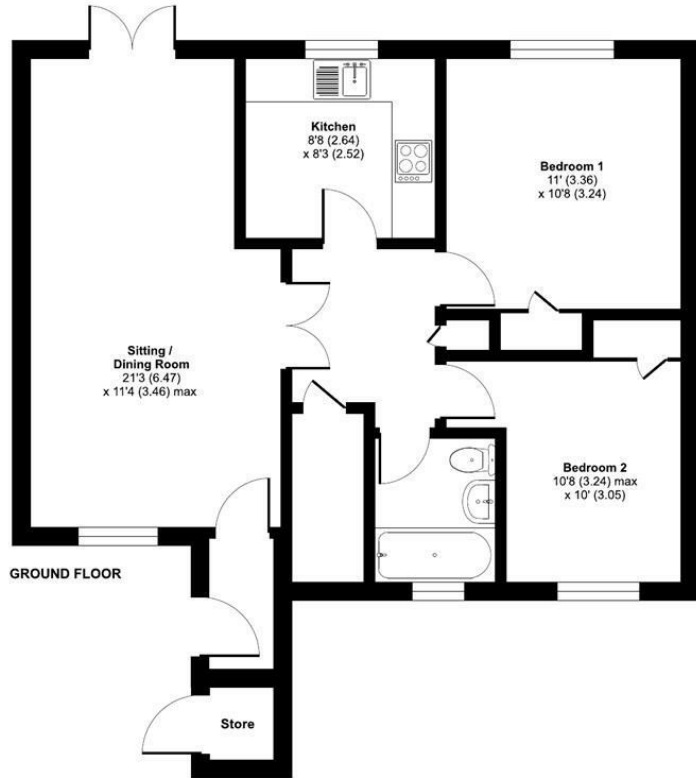
### Local Council:

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 = 690 sq ft / 64.1 sq m (excludes store)  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		74	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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1269299

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