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For Sale
020 825 5133 sparksellison.co.uk

6 Claudius Gardens, Chandler's Ford, SO53 2NY

£325,000

A three bedroom end of terrace home offered for sale with no forward chain. The property is conveniently situated within the popular Peverells Wood area and within walking distance to the local Scantabout School and Thornden School together with the centre of Chandlers Ford, Waitrose, Doctors Dentists and bus services to Southampton and Winchester. Benefits of this home include a 24'5" sitting/ dining room, three good size bedrooms and rear garden with pleasant Westerly aspect.

ACCOMMODATION

Ground Floor

Open Porch:
Storage cupboard.

Reception Hall:
Stairs to first floor.

Sitting/Dining Room:
24'5" x 12'1" x 8'6" (7.44m x 3.68m x 2.59m) Door to rear garden.

Kitchen:
9'4" x 9'3" (2.84m x 2.82m) Range of units, space and plumbing for appliances, larder cupboard.

First Floor

Landing:
Hatch to loft space, cupboard housing boiler.

Bedroom 1:
15'3" x 8'10" (4.65m x 2.69m)

Bedroom 2:
12' x 8'5" (3.66m x 2.57m) Stripped wooden floor.

Bedroom 3:
10' x 6'6" (3.05m x 1.98m) Excluding door recess.

Bathroom:
6' x 5'6" (1.83m x 1.68m) Suite comprising bath with mixer tap and shower unit over, wash basin.

Cloakroom:
WC.

OUTSIDE

Front:
Pathway to front door flanked by lawned areas and planted borders.

Rear Garden:
Approximately 36' x 25'4" enjoying a pleasant Westerly aspect, patio area, gravel areas, lawned area, enclosed by fencing, rear gate.

Garage:
The garage is situated in a nearby block.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1970

Approximate Area:
888sqft/82.4sqm

Sellers Postion:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Light connected

Infant/Junior School:
Scantabout Primary School

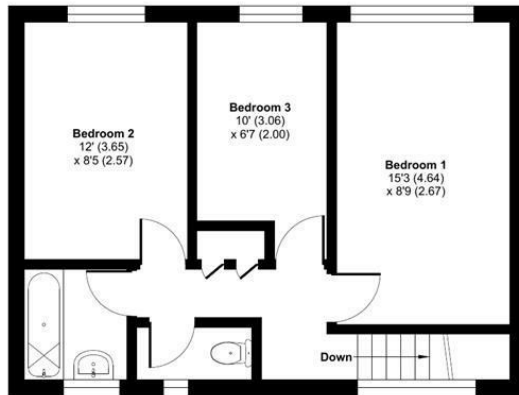
Secondary School:
Thornden Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band C

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 = 444 sq ft / 41.2 sq m
 First Floor = 444 sq ft / 41.2 sq m
 Total = 888 sq ft / 82.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(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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