



sparks ellison

67 Peverells Wood Avenue, Chandler's Ford, SO53 2FX

£375,000

A delightful three bedroom semi-detached home offered for sale with no chain and located in the highly desirable Peverells Wood area of Chandler's Ford. The property has the benefit of a ground floor extension which now provides an additional room that could be used as a dining room or snug. In addition to this is a good size kitchen and sitting room. On the first floor are two double bedrooms, single bedroom, shower room and cloakroom. To the front of the property is a good size brick paved driveway affording off street parking for several vehicles leading to the single garage. Peverells Wood is conveniently situated within walking distance to the centre of Chandler's Ford, Waitrose, doctors and dentists, and local schools to include Scantabout and Thornden and bus services to Southampton and Winchester.

ACCOMMODATION

GROUND FLOOR

Entrance Porch:

Storage cupboard, tiled floor.

Reception Hall:

Tiled floor, stairs to first floor with cupboard under.

Sitting Room:

16'10" x 11'10" (5.13m x 3.61m) Bow window.

Kitchen/Breakfast Room:

17'6" x 9'6" x 8'6" (5.33m x 2.90m x 2.59m) Range of units, electric double oven, electric hob with extractor hood over, space and plumbing for appliances, boiler, double doors to conservatory.

Conservatory:

Tiled floor, glass roof, radiator, double doors to rear garden.

Dining Room:

16'6" x 7'8" (5.03m x 2.34m) Double doors to rear garden, door to garage.

FIRST FLOOR

Landing:

Hatch to loft space, airing cupboard.

Bedroom 1:

13'4" x 9'10" (4.06m x 3.00m) Measurement up to the side of fitted wardrobes.

Bedroom 2:

11'6" x 9' (excluding door recess) (3.51m x 2.74m (excluding door recess)) Fitted wardrobe.

Bedroom 3:

10'4" x 7'5" (3.15m x 2.26m)

Shower Room:

5'2" x 5'2" (1.57m x 1.57m) Full width shower cubicle with glazed screen, wash basin, tiled walls.

Cloakroom:

Comprising wash basin, WC, tiled walls and floor.

OUTSIDE

Front:

A good size brick driveway with parking for several vehicles surrounded by planted borders.

Rear Garden:

Approximately 50ft. A spacious patio provides excellent space for outdoor entertaining with a lawned area and planted borders enclosed by fencing.

Garage:

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1975

Approximate Area:

121.5sqm/1308sqft (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Scantabout Primary School

Secondary School:

Thornden Secondary School

Council Tax:

Band C

Local Council:

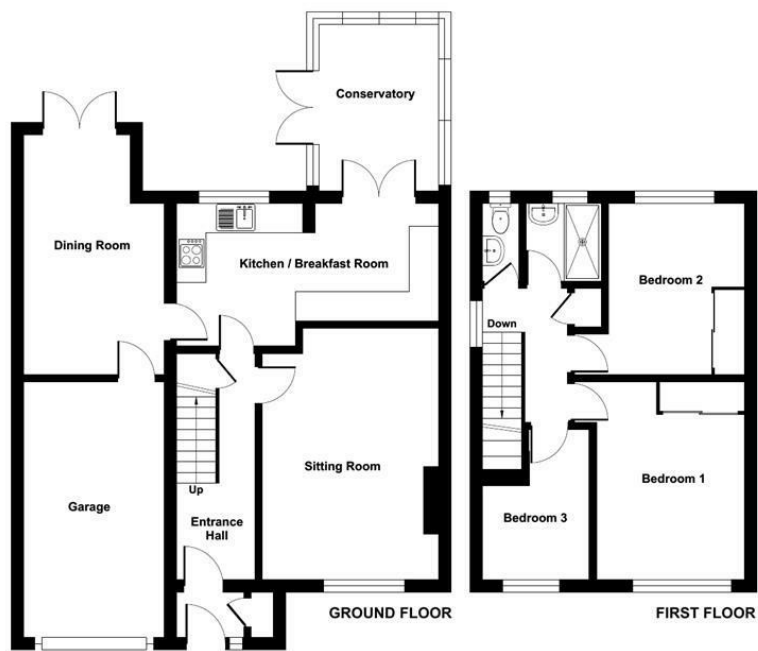
Eastleigh Borough Council - 02380 688000

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 £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 709 sq ft / 65.8 sq m
 First Floor = 439 sq ft / 40.7 sq m
 Garage = 160 sq ft / 14.8 sq m
 Total = 1308 sq ft / 121.5 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		85
(69-80) C		
(55-68) D	65	
(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.



