



sparkes ellison

4 Ionic Close, Chandler's Ford, SO53 2NR

£425,000

A three bedroom detached home situated in the popular Scantabout area which is conveniently placed for access to the local Scantabout school and within the catchment for the popular Thornden secondary school. The centre of Chandlers Ford is also within walking distance as are bus services to Southampton and Winchester, with Junction 12 of the M3 being a short drive away. The property is offered for sale with no forward chain and benefits from a good size frontage measuring approximately 48' and rear garden with pleasant westerly aspect together with a good size sitting/dining room, three generous bedrooms with wardrobes and single garage.

ACCOMMODATION

Ground Floor

Reception Hall:

Cloakroom:
Wash basin, wc.

Sitting/Dining Room:
An L shaped room with feature fireplace to the sitting area, patio doors to conservatory.

Conservatory:
Tiled floor, door to garden.

Kitchen:
Range of units, electric double oven, microwave, gas hob, under stairs storage cupboard, door to outside.

Landing:
Airing cupboard housing boiler.

Bedroom 1:
Built-in wardrobe.

Bedroom 2:
Built in wardrobe and further fitted wardrobe and drawer units.

Bedroom 3:
Built in wardrobe.

Bathroom:
Suite comprising P shaped bath with mixer tap and separate shower unit over, glazed screen, wash basin, WC, tiled walls.

OUTSIDE

Front:
There is a generous frontage of approximately 48' consisting of brick paved driveway affording parking for several vehicles with double gates at the side leading to a carport and garage. The remainder of the front garden benefits from a lawned area, flower and shrub borders enclosed by low-level walling.

Rear Garden:
Approximately 37' x 22' A paved area enjoys a pleasant Westerly aspect enclosed by walling, fencing and hedging,

Garage:
17'7" x 9'2" Light and power.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1971

Approximate Area:
1035sqft/96sqm

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Scantabout Primary School

Secondary School:
Thornden Secondary School

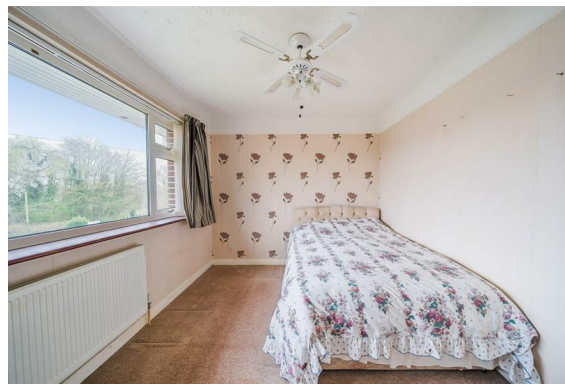
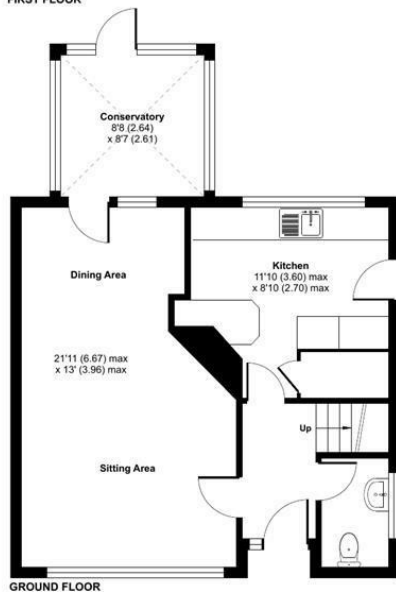
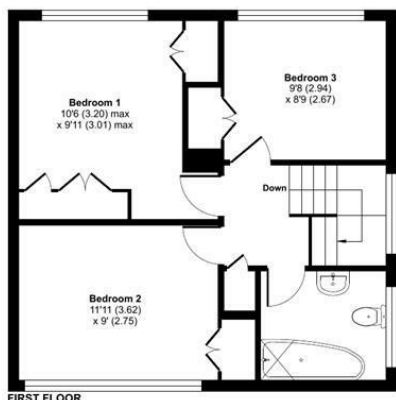
Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band D

Agents Notes:
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 = 553 sq ft / 51.3 sq m
 First Floor = 482 sq ft / 44.7 sq m
 Total = 1035 sq ft / 96 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		83
(69-80) C	69	
(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

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