



sparks ellison

13 Westwood Gardens, Chandler's Ford, SO53 1FN

£400,000

A four bedroom detached family home in need of complete refurbishment and offered for sale with no forward chain. The property has suffered extensive internal damage due to a water leak and requires complete renovation and decoration whilst currently being uninhabitable. There are four first floor bedrooms and a bathroom whilst the ground floor boasts three reception rooms, a kitchen and utility room. Externally there is an enclosed 75' x 60' rear garden along with parking and a garage. Westwood Gardens sits within catchment for Thornden school.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Cloakroom:
Wash hand basin, wc.

Sitting Room:
20'7" x 12'5" (6.27m x 3.78m)

Kitchen:
14'9" x 8'10" (4.50m x 2.69m)

Utility Room:
9'5" x 7'10" (2.87m x 2.39m) Wall mounted boiler.

Dining Room:
13'2" x 12'4" (4.01m x 3.76m)

Family Room:
11'11" x 11'9" (3.63m x 3.58m)

FIRST FLOOR

Landing:

Bedroom 1:
13'3" x 10'1" (4.04m x 3.07m) Built in wardrobe.

Bedroom 2:
12'4" x 8'11" (3.76m x 2.72m) Built in wardrobe.

Bedroom 3:
11'1" x 9'1" (3.38m x 2.77m) Built in wardrobe.

Bedroom 4:
8'8" x 6'9" (2.64m x 2.06m) Built in wardrobe.

Bathroom:
7'3" x 5'8" (2.21m x 1.73m) Comprising shower in cubicle, wash hand basin, wc, bidet.

OUTSIDE

Front:
Driveway providing off road parking leading to garage and carport. Further driveway providing extra parking and providing access to rear garden.

Rear Garden:
Measures approximately 75' x 60' and comprises area laid to lawn, mature bushes and trees, paved patio area, outside tap.

Garage:
20'2" x 8'3" (6.15m x 2.51m) With up and over door, door to rear garden.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1960's

Approximate Area:
1681sqft/156.1sqm (Including garage)

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Infant/Junior School:
Chandler's Ford Infant/Merdon Junior School

Secondary School:
Thornden Secondary School

Council Tax:
Band E

Local Council:
Eastleigh Borough Council - 02380 688000

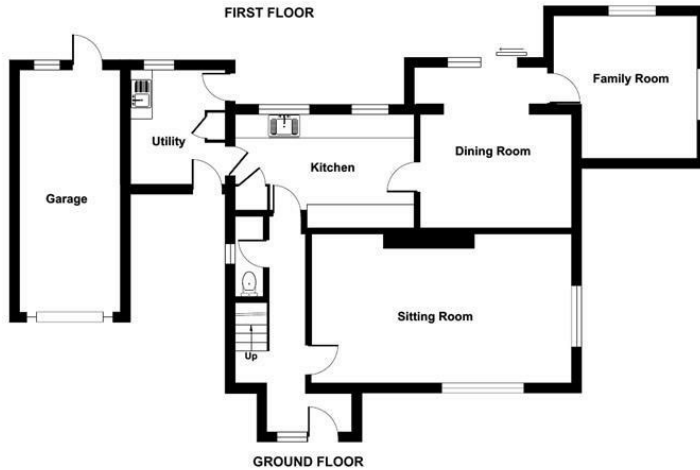
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.



Ground Floor = 906 sq ft / 84.1 sq m
 First Floor = 619 sq ft / 57.5 sq m
 Garage = 168 sq ft / 15.6 sq m
 Total = 1693 sq ft / 157.2 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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



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

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