

A spacious ground floor maisonette conveniently situated within walking distance to the Central Precinct and shopping facilities together with Chandlers Ford railway station, places of work and bus services to Southampton and Winchester. The property affords spacious well proportioned rooms and also benefits from its own section of garden and garage to the rear.

ACCOMMODATION

Ground Floor

Reception Hall: Storage cupboard.

Sitting Room:

15'5" x 10'5" (4.70m x 3.18m)

Kitchen:

10'10" x 6'4" (3.30m x 1.93m) Range of units, electric oven and hob with extractor hood over, space and plumbing for appliances, boiler, larder cupboard.

Bedroom 1:

10'11" x 10' (3.33m x 3.05m)

Bedroom 2:

12' x 7'10" (3.66m x 2.39m)

Bathroom:

7'11" x 4'10" (2.41m x 1.47m) Suite comprising bath with shower unit over, wash basin, wc, tiled floor.

OUTSIDE

The property benefits from its own section of garden to the front and a small area to the rear which is gravelled.

Garage:

A single garage is located in a block to the rear of the building.

OTHER INFORMATION

Tenure:

Leasehold

Term Of Lease:

999 years from 1966

Approximate Age:

1968

Approximate Area: 66.6sqm/717sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Fryern Infant/Junior Schools

Secondary School:

Toynbee Secondary School

Local Council:

Eastleigh Borough Council 02380 688000

Council Tax:

Band D

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 Rent & Service Charge:

There are currently no charges

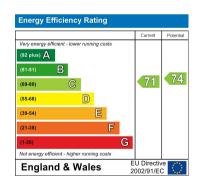






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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased 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 ested 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.







