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7 Claudius Close, Chandler's Ford, SO53 2NX £365,000

A well presented three bedroom house pleasantly situated in a cul-de-sac within the popular Peverells Wood area. Peverells Wood is conveniently placed within walking distance to the centre of Chandler's Ford and all its amenities to include bus services to Southampton and Winchester and the local Scantabout school. The property has been extended to the ground floor and now provides a generous lounge/dining room to the front, rear hallway, re-fitted kitchen and family room/utility room opening to the rear garden. On the first floor are three good sized bedrooms together with a modern bathroom and cloakroom. The property affords an excellent level of privacy to the front and a neatly tended rear garden. The secondary school catchment is the popular Thornden school and easy access can also be gained to the M3 and M27.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Lounge/Dining Room:
24'6" x 11'10" (7.48m x 3.61m) Stripped wooden floor.

Rear Hallway:
Stripped wooden floor, stairs to first floor, storage cupboard.

Kitchen:
9'5" x 9'3" (2.86m x 2.83m) A re-fitted modern range of white gloss units with wooden worktops, electric double oven, electric hob with extractor hood over, integrated dishwasher, space for upright fridge freezer.

Family Room/Utility:
18'9" x 8'3" (5.71m x 2.52m) Wooden worktop with space and plumbing under for washing machine and tumble dryer, 2 Velux windows, double doors to the rear garden, space for sofas and chairs.

FIRST FLOOR

Landing:
Cupboard housing boiler, hatch to loft space.

Bedroom 1:
15'4" x 8'11" (4.67m x 2.71m)

Bedroom 2:
11'11" x 8'5" (3.64m x 2.56m) Fitted wardrobe.

Bedroom 3:
11'11" x 6'7" (3.64m x 2.00m)

Bathroom:
White suite with chrome fitments comprising bath with shower unit over and glazed screen, wash basin with cupboard under.

Cloakroom:
White suite comprising wash basin and WC.

OUTSIDE

Front:
The gardens to the front are enclosed by hedging providing a high degree of privacy with planted borders and pathway to front door.

Rear Garden:
Approximately 25' x 21'. Neatly tended with a lawned area, covered seating area and planted borders, enclosed by fencing, garden pond, rear gate.

Garage:
A garage is situated in a nearby block opposite with a grey coloured door.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1960's

Approximate Area:
100.9sqm/1087sqft

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Partially boarded

Infant/Junior School:
Scantabout Primary

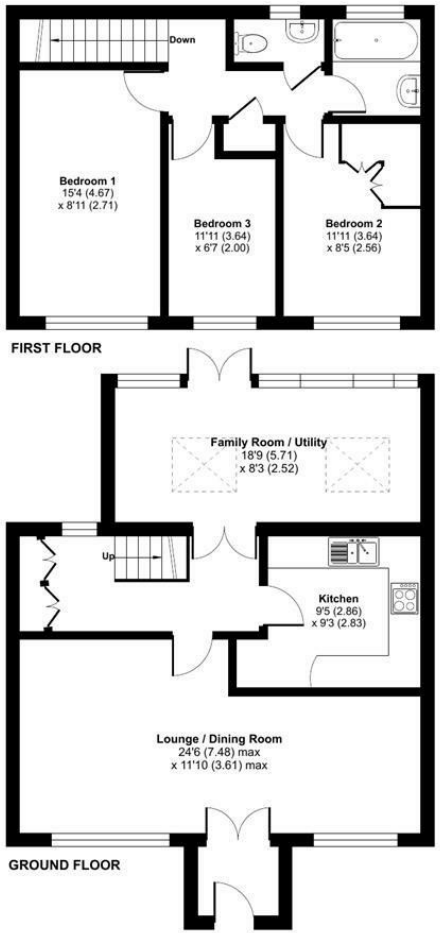
Secondary School:
Thornden Secondary School

Council Tax:
Band C

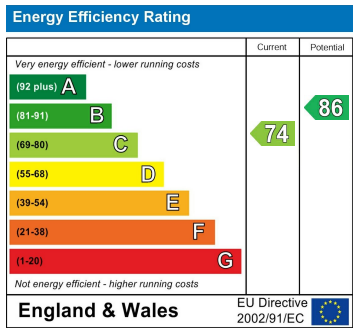
Local Council:
Eastleigh Borough Council - 02380 688000

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 £20 + vat per person for these checks.

Ground Floor = 641 sq ft / 59.5 sq m
First Floor = 446 sq ft / 41.4 sq m
Total = 1087 sq ft / 100.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Sparks Ellison. REF: 1284755



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The Property Ombudsman
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