



sparks ellison

# 15 Fairbairn Walk, Chandler's Ford, SO53 4HT

£325,000

A modern two bedroom end-terrace house situated in a popular cul-de-sac location on the ever popular Knightwood Park development that benefits from a range of amenities including Tesco Local, health practices, public house, schooling, Kinightwood Leisure Centre and a variety of woodland walks.. The property benefits from an en-suite to the master bedroom, along with a driveway leading to a garage and a wider rear garden with the extra width behind the garage. Fairbairn Walk is located within catchment for Thornden School and the property is offered for sale with no forward chain.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

#### Kitchen:

10'1" x 6'1" (3.09m x 1.85m) Built in double oven, built in four ring gas hob, fitted extractor hood, space for fridge freezer, space and plumbing for washing machine.

#### Sitting/Dining Room:

17'2" x 12' (5.22m x 3.65m) Double doors to rear garden.

### FIRST FLOOR

#### Landing:

#### Bedroom 1:

12' x 11'11" (3.67m x 3.63m)

#### En-Suite:

Comprising shower in cubicle, wash hand basin, WC.

#### Bedroom 2:

9'8" x 9'3" (2.95m x 2.81m) Built in wardrobe, built in storage cupboard housing boiler.

#### Bathroom:

Comprising bath with mixer tap and shower attachment, wash hand basin, WC, heated towel rail.

### OUTSIDE

#### Front:

Area laid to lawn, pathway to front door, outside tap, driveway providing off road parking.

#### Rear Garden:

Measures approximately 34' x 23' and comprises paved patio area, area laid to lawn, mature plants and bushes, area laid to decorative stones.

#### Garage:

20' x 9'10" (6.10m x 3.00m) With up and over door, power and light.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

2000

#### Approximate Area:

859sqft/79.7sqm

#### Heating:

Gas central heating

#### Windows:

UPVC double glazing

#### Infant/Junior School:

Knightwood Primary School/St Francis C of E Primary School

#### Secondary School:

Thornden Secondary School

#### Local Council:

Test Valley Borough Council 01264 368000

#### Council Tax:

Band C

#### 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 £50 + vat for these checks regardless of the number of buyers involved.



Ground Floor = 332 sq ft / 30.8 sq m  
 First Floor = 332 sq ft / 30.8 sq m  
 Garage = 195 sq ft / 18.1 sq m  
 Total = 859 sq ft / 79.7 sq m  
 For identification only - Not to scale



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 84                      |
| (69-80) <b>C</b>                            | 70      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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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 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.



