

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

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



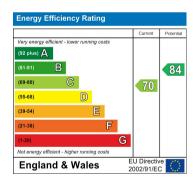














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