



sparks ellison

• For Sale •

023 8025 5333 sparksellison.co.uk



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14 Hurst Close, Chandlers Ford, SO53 3PA

£350,000

A modern three bedroom semi-detached family home situated in a popular cul-de-sac location towards the southern end of Chandler's Ford. The property comprises of three good size bedrooms and a family bathroom on the first floor with sitting/dining room, re-fitted kitchen and conservatory on the ground floor. There is an attractive westerly facing 44' x 35' rear garden, off road parking and a garage and the property is offered for sale with no forward chain.

ACCOMMODATION

GROUND FLOOR

Entrance Vestibule:

Sitting/Dining Room:
22'5" x 10'11" (6.84m x 3.32m)

Conservatory:
9'7" x 9'4" (2.92m x 2.85m)

Kitchen:
8'10" x 7'4" (2.70m x 2.24m) Range of white units, space and point for cooker, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for fridge freezer, cupboard housing boiler.

FIRST FLOOR

Landing:
Access to loft space, built in airing cupboard housing hot water tank.

Bedroom 1:
13'4" x 10' (4.06m x 3.06m)

Bedroom 2:
10' x 9' (3.06m x 2.74m) Built in wardrobe.

Bedroom 3:
8'5" x 8'1" (2.57m x 2.47m)

Bathroom:
Comprising bath with electric shower over, wash hand basin, WC.

OUTSIDE

Front:
Area laid to lawn, side pedestrian access to rear garden, driveway providing off road parking.

Rear Garden:
Measures approximately 44' x 35' with a pleasant westerly aspect, paved patio area, area laid to lawn, area laid to timber deck, flower and shrub borders, garden shed, enclosure for animals.

Garage:
16'6" x 8' (5.03m x 2.44m) With up and over door, power and light.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980

Approximate Area:
93.3sqm/1004sqft (Including garage)

Sellers Position:
No forward chain.

Heating:
Gas central heating which is Hive compatible.

Windows:
UPVC double glazed windows

Loft Space:
Partially boarded with ladder & light connected

Infant/Junior School:
St. Francis Primary School

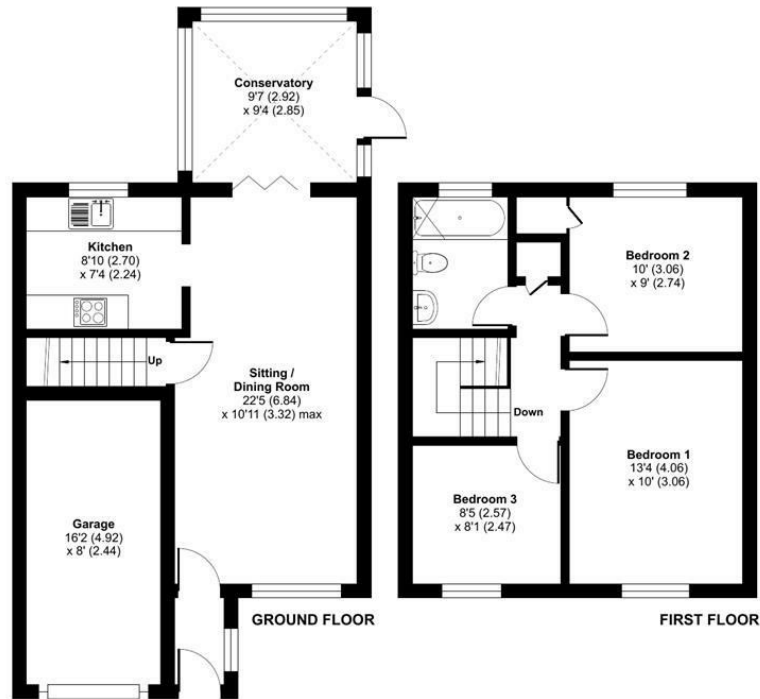
Secondary School:
Toynbee Secondary School

Council Tax:
Band D

Local Council:
Test Valley Borough Council 01264 368000

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 £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 446 sq ft / 41.4 sq m
 First Floor = 430 sq ft / 39.9 sq m
 Garage = 128 sq ft / 11.9 sq m
 Total = 1004 sq ft / 93.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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