



sparky ellison

2 Kelburn Close, Chandler's Ford, SO53 2PU

£375,000

A stunning three bedroom semi-detached home presented to a very high standard throughout situated in a cul-de-sac in the popular South Millers Dale area. The property has been extended to the rear to provide a study, ideal for home working which together with the spacious sitting/dining room and modern kitchen complete the ground. On the first floor are three bedrooms and modern re-fitted shower room. The property has been attractively landscaped to the front and a driveway to the side leads to a garage. The rear garden affords a pleasant south westerly aspect with decked areas ideal for outside entertaining looking towards a wooded area. South Millers Dale is conveniently placed within walking distance to a range of shops on Hursley Road, together with Chandler's Ford railway station, with the centre of Chandler's Ford being a short distance away.

ACCOMMODATION

GROUND FLOOR

Reception Hall:

Sitting Room:
22'11" x 15'3" (6.99m x 4.65m) Stairs to first floor with cupboard under, fireplace with inset gas fire, space for sofas and space for table and chairs, double doors to study.

Study:
9'3" x 7'3" (2.82m x 2.20m) Dual aspect windows.

Kitchen:
10'10" x 7' (3.30m x 2.13m) A modern range of units, built-in oven, gas hob with extractor hood over, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge, door to rear garden.

FIRST FLOOR

Landing:
Hatch to loft space.

Bedroom 1:
12'3" x 8'9" (3.74m x 2.67m)

Bedroom 2:
10'7" x 8'10" (3.22m x 2.68m)

Bedroom 3:
9'3" x 6'4" (2.83m x 1.93m)

Bathroom:
Re-fitted modern white suite comprising corner shower cubicle with glazed screen, wash basin with cupboards under, WC.

OUTSIDE

Front:
Neatly landscaped with gravel areas and planting. To the side of the property is a driveway leading to the garage.

Rear Garden:
The rear garden enjoys a delightful south westerly aspect measuring approximately 44' (from back of main wall of house) x 25'. Adjoining the property is a decked area and paved area leading onto a lawned area with pathway to a further deck, enclosed by fencing.

Garage:
17'9" x 8'2" (5.41m x 2.48m) Door to garden.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1981

Approximate Area:
86.4sqm/932sqft

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
Aluminium (with white polyester powder coating) double glazed windows

Loft Space:
Boarded with ladder and light connected

Infant/Junior School:
Chandler's Ford Infant/Merdon Junior School

Secondary School:
Toynbee Secondary School

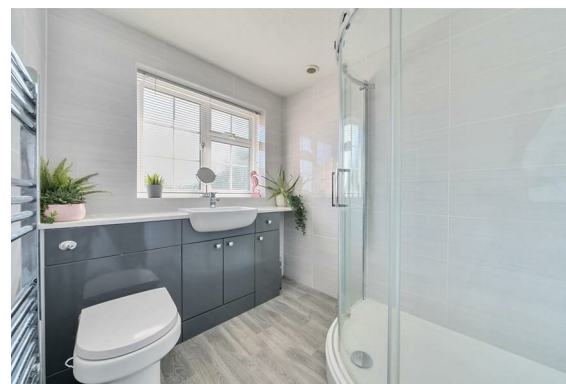
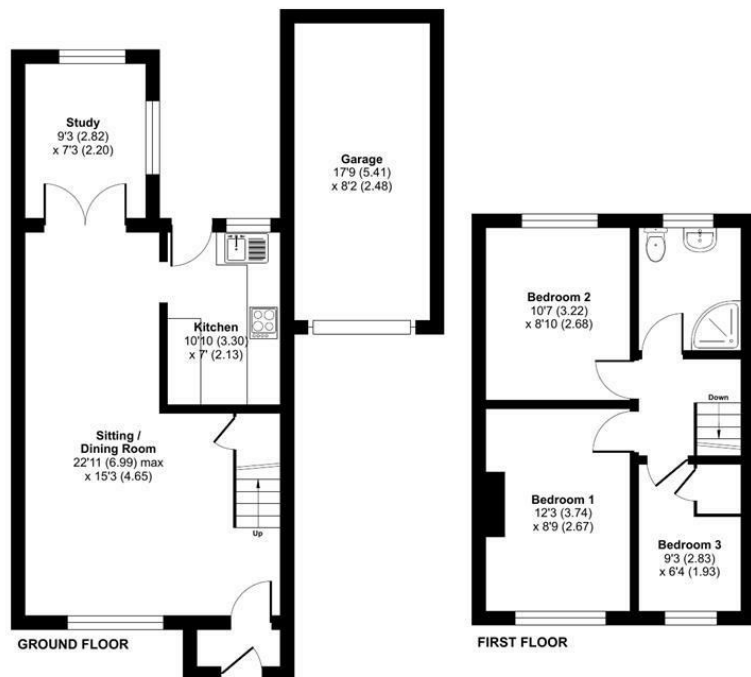
Council Tax:
Band C

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



Ground Floor = 438 sq ft / 40.6 sq m
 First Floor = 350 sq ft / 32.5 sq m
 Garage = 144 sq ft / 13.3 sq m
 Total = 932 sq ft / 86.4 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

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

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.



