



se sparks ellison
For Sale
01845 545 545



sparks ellison

2 Tyne Close, Chandler's Ford, SO53 4RH

£475,000

A four bedroom detached home pleasantly situated in a cul-de-sac on the edge of Valley Park, backing onto woodland affording a pleasant rear garden with westerly aspect. The property is offered for sale with no forward chain and would benefit from updating throughout. The ground floor provides spacious accommodation with the garage previously converted to another living space and on the first floor, four good sized bedrooms and family bathroom. Tyne Close is conveniently placed within walking distance to local woodland walks, shops and amenities in Pilgrims Close together with a public house and local St Francis school.

ACCOMMODATION

Ground Floor

Entrance Hall:

Stairs to first floor.

Sitting Room:

15'8" x 14'11" (4.78m x 4.55m) Fireplace

Dining Room:

9'2" x 9' (2.79m x 2.75) Patio doors to rear garden.

Kitchen:

14'8" x 9' (4.48m x 2.75m) Range of units, oven and hob, space for further appliances.

Utility Area:

Space and plumbing for appliances door to rear garden.

Inner Lobby:

Family Room:

17'5" x 7'9" (5.31m x 2.37m) Cupboard housing boiler, door to outside.

Cloakroom:

Wash basin, WC.

First Floor

Landing:

Hatch to loft space, airing cupboard.

Bedroom 1:

12'8" x 12'1" (3.86m x 3.68m) Built in wardrobe.

Bedroom 2:

12'1" x 8'2" (3.68m x 2.49m) Built in wardrobe.

Bedroom 3:

11'9" x 9' (3.58m x 2.75m)

Bedroom 4:

9'9" x 8'1" (2.98m x 2.46m)

Bathroom:

Modern suite comprising P shaped bath with mixer tap, separate shower unit over and glazed screen, wash basin WC.

OUTSIDE

Front:

To the front of the property is a brick paved driveway affording parking for two/three vehicles, adjacent lawn area, side path to rear garden.

Rear Garden:

Approximately 33' x 28' (average measurement) Adjoining the house is a full width paved terrace and pathway to a further patio area, lawned area, mature rose, border enclosed by walling and fencing.

OTHER INFORMATION

Tenure:

Freehold

Approximate Area:

1987

Approximate Area:

1223sqft/113.6sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

St Francis C of E School

Secondary School:

Toynbee Secondary School

Local Council:

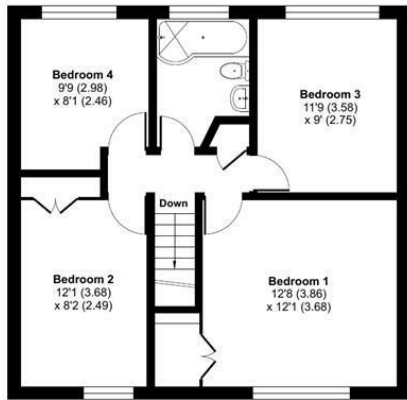
Test Valley Borough Council - 01264 368000

Council Tax:

Band E



Ground Floor = 643 sq ft / 59.7 sq m
 First Floor = 580 sq ft / 53.8 sq m
 Total = 1223 sq ft / 113.6 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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	



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