



130 Park Road, Chandler's Ford, SO53 1HQ

£475,000

A four-bedroom detached home conveniently situated in the heart of Chandlers Ford and within walking distance to the local Hiltingbury Schools, recreation ground and leisure centre, together with shops on Hiltingbury Road. The property itself would benefit from updating and modernisation although has a modern re-fitted shower room. The pleasant house provides well-proportioned rooms together with a 23’9” garage to the side and utility room and a delightful 55’ rear garden affording a westerly aspect.

ACCOMMODATION

Ground Floor

Reception Hall:
Stairs to first floor with cupboard under.

Cloakroom:
Wash basin, wc.

Sitting Room:
15'10" x 12'4" (4.83m x 3.75m)

Kitchen:
11'6" x 9'11" (3.50m x 3.03m) Range of units, electric double oven, gas hub with extractor hood over, boiler, door to garden, larder cupboard.

Dining Room:
10'7" x 9'11" (3.23m x 3.01m) Patio doors to rear garden.

First Floor

Landing:
Hatch to loft space, airing cupboard.

Bedroom 1:
14'2" x 9'11" (4.32m x 3.03m) Fitted wardrobe and wardrobe recess.

Bedroom 2:
14'1" x 9'11" (4.29m x 3.02m) Built in wardrobe.

Bedroom 3:
14'5" x 7'5" (4.40m x 2.25m) Fitted wardrobe, storage units and cupboards.

Bedroom 4:
8'2" x 6'11" (2.48m x 2.10m)

Shower Room:
Re-fitted modern suite comprising walk in shower area, wash basin with cupboard under, WC.

OUTSIDE

Front:
To the front of the property is a driveway affording off street parking leading to the garage with adjacent lawned area and well stocked flower and shrub borders.

Rear Garden:
An attractive feature of the property measuring approximately 55' with a pleasant westerly aspect, patio area and pergola, lawned area surrounded by well stocked borders and enclosed by hedging and fencing.

Garage:
23'7" x 7'5" (7.20m x 2.26m)

Utility Room:
10'10" x 9'1" (3.29m x 2.77m)

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1962

Approximate Area:
146.2sqm/1575sqft

Sellers Postion:
No forward purchase

Heating:
Gas central heating

Windows:
Mainly UPVC but kitchen is aluminium

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Chandlers Infant School / Merton Junior School

Secondary School:
Thornden Secondary School

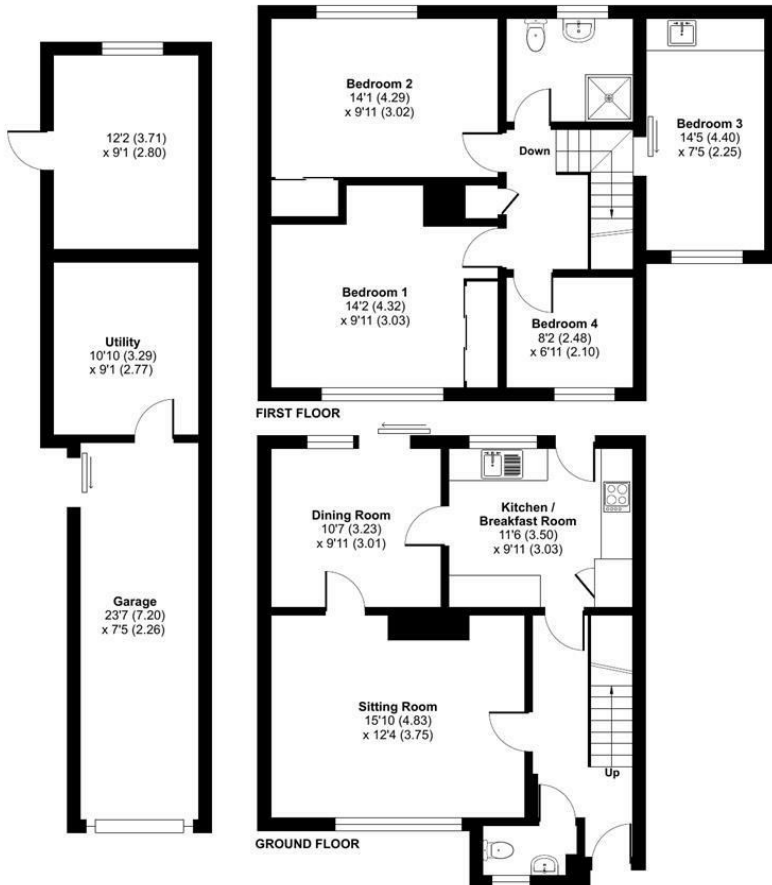
Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band D

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 = 549 sq ft / 51 sq m
 First Floor = 638 sq ft / 59.2 sq m
 Garage = 277 sq ft / 25.7 sq m
 Outbuilding = 111 sq ft / 10.3 sq m
 Total = 1575 sq ft / 146.2 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.



