



sparks ellison

1 Jack Close, Chandler's Ford, SO53 4NU

£350,000

A modern three bedroom end of terrace family home situated 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 is offered for sale with no forward chain and sits within catchment for Knightwood and Thornden Schools. A particular feature of the property is the large rear garden that benefits from a pleasant south westerly facing aspect whilst also backing onto woodland.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to first floor.

Cloakroom:
Comprising wash hand basin, wc.

Kitchen:
12'1" x 8'7" (3.69m x 2.61m) Built in double oven, built in gas hob, fitted extractor hood, space and plumbing for washing machine, space for fridge freezer.

Sitting Room:
16'9" x 12' (5.11m x 3.67m)

FIRST FLOOR

Landing:
Access to oft space.

Bedroom 1:
11'6" x 10'5" (3.51m x 3.18m) Large built in wardrobe, fitted wall cupboards.

En-Suite:
Comprising shower in cubicle, wash hand basin, wc.

Bedroom 2:
8'7" x 7'11" (2.62m x 2.41m)

Bedroom 3:
7'10" x 6'2" (2.39m x 1.88m)

Bathroom:
Comprising bath with mixer tap and shower attachment, wash hand basin, wc.

OUTSIDE

Front:
Area laid to lawn, pathway to front door.

Rear Garden:
Measures approximately x x y benefitting from a pleasant south westerly aspect backing

on to woodland and comprises paved patio area, area laid to lawn, garden shed, gate providing side access,

Parking:
There are two allocated parking spaces situated to the side/rear of the property.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
2000

Approximate Area:
752sqft/69.9sqm

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Fully boarded with ladder and light connected

Infant/Junior School:
Knightwood Primary School/St. Francis Primary School

Secondary School:
Thornden Secondary School

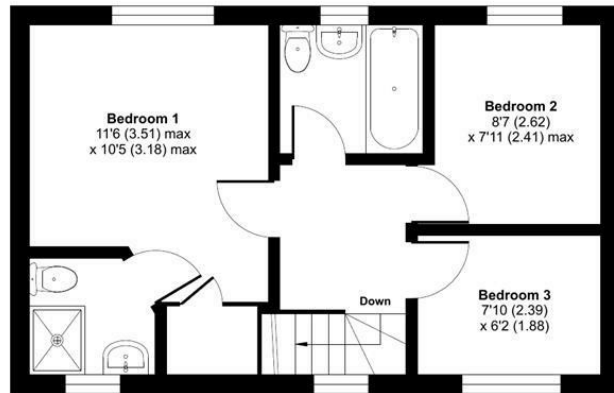
Council Tax:
Band D

Local Council:
Test Valley Borough Council - 01264 368000

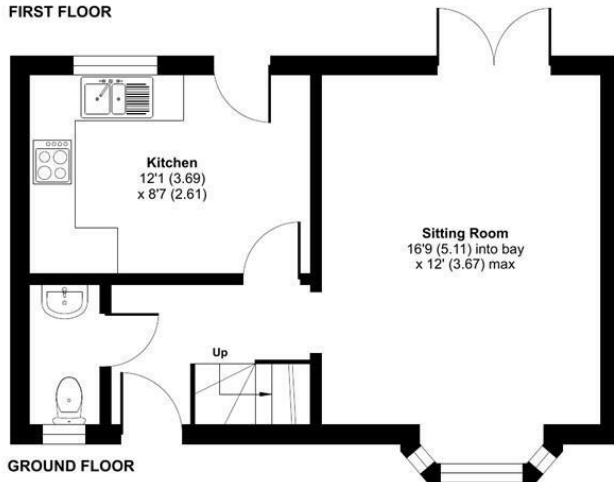
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £50 + vat for these checks regardless of the number of buyers involved.



Ground Floor = 380 sq ft / 35.3 sq m
First Floor = 372 sq ft / 34.6 sq m
Total = 752 sq ft / 69.9 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		87
(81-91) B	74	
(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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