



sparks ellison



# 4 Tristram Close, Chandler's Ford, SO53 4TT

£230,000

An exceptionally well presented modern purpose built two bedroom ground floor maisonette situated in a popular cul-de-sac location and located close to local shops, schooling, health practices, public house and leisure centre. The property benefits from two allocated parking spaces along with an enclosed rear garden shared with one other property. The property is offered for sale with no forward chain.

## ACCOMMODATION

### Entrance Hall:

Two built in storage cupboards.

### Sitting Room:

11'5" x 10'4" (3.48m x 3.15m) Bow window.

### Kitchen:

9'4" x 7' (2.84m x 2.13m) Built in oven, built in four ring gas hob, integrated extractor hood, space for fridge freezer, space and plumbing for washing machine, wall mounted combination boiler.

### Bedroom 1:

10'7" x 10' (3.23m x 3.05m)

### Bedroom 2:

10'2" x 7'8" (3.10m x 2.34m)

### Bathroom:

Irregular shape with approximate measurements of 6' x 5'9" (1.83m x 1.75m). White suite comprising bath with shower attachment, wash hand basin, w.c.

## OUTSIDE

### Front:

Area laid to shingle and slate clippings along with paving slabs providing space for planted pots.

### Rear Garden:

Measures approximately 29' x 27' with area laid to lawn, area laid to shingle with interspersed paved slabs, variety of plants and bushes. This garden is shared with No.5 Tristram Close. The garden is maintained by the management company and covered under the maintenance.

### Parking:

There are two allocated parking spaces.

## OTHER INFORMATION

### Tenure:

Leasehold

### Term Of Lease:

125 years from 1999

### Maintenance Charge:

Approximately £1,600.00 payable October and March

### Ground Rent:

£50 per annum = 2 payments of £25

### Approximate Age:

1999

### Approximate Area:

44sqm/473sqft

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Infant/Junior School:

St Francis C of E Primary School

### Secondary School:

Toynbee Secondary School

### Council Tax:

Band B

### 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 = 573 sq ft / 53.2 sq m  
For identification only - Not to scale



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

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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.





