



sparks ellison

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

£365,000

Situated in a cul-de-sac within South Millers Dale this beautifully presented end-terrace house offers a delightful blend of comfort and convenience. Built in 1980, the property boasts a well-designed layout that includes a welcoming reception room, perfect for relaxation and entertaining. The sitting room enjoys a lovely view of the rear garden, allowing natural light to fill the space and creating a warm atmosphere. This home features three good bedrooms, providing ample room for family living or guests. The four-piece bathroom suite is both stylish and functional, catering to all your needs. The pleasant southerly facing rear garden is a true highlight, offering a serene outdoor space to unwind and enjoy the sunshine. For those with vehicles, the property includes parking for two cars, including a garage equipped with an electric roller door, ensuring convenience and security. The location is particularly advantageous, being close to local shops, a doctor's surgery, and the railway station, making daily errands and commuting a breeze. This property is an ideal choice for families or individuals seeking a comfortable home in a friendly neighbourhood. With its appealing features and prime location, it presents a wonderful opportunity to enjoy the best of Chandler's Ford living.

## ACCOMMODATION:

### Ground Floor:

### Entrance Vestibule:

### Cloakroom:

Comprising wash hand basin, wc.

### Sitting/Dining Room:

23'1" x 15'3" (7.03m x 4.65m) Doors to rear garden.

### Kitchen:

10'8" x 7'1" (3.25m x 2.15m) Built in electric oven, built in microwave, built in electric hob, fitted extractor hood, integrated dishwasher, space and plumbing for washing machine, integrated fridge, boiler in cupboard.

### First Floor:

### Landing:

Access to loft space.

### Bedroom 1:

12'9" x 8'6" (3.89m x 2.60m)

### Bedroom 2:

10'8" x 8'10" (3.25m x 2.68m)

### Bedroom 3:

9'3" x 6'5" (2.82m x 1.95m) Currently set up as a dressing room with fitted units providing hanging and storage, built in airing cupboard.

### Bathroom:

Four piece suite comprising corner bath, shower in cubicle, wash hand basin and wc inset to vanity unit, tiled floor, tiled walls.

## OUTSIDE:

### Front:

Area laid to lawn, side access to rear garden.

### Rear Gardenn:

Measures approximately 34' x 27' Southerly facing and comprises paved patio area, area laid to lawn, planted beds, garden shed.

### Garage:

17'5" x 8'2" with electric roller door, power and light, personal door to side.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1980

### Approximate Area:

68.7sqm/740sqft

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows, aluminium French doors

### Infant/Junior School:

Chandler's Ford Infant School / Merdon Junior School

### Secondary School:

Toynbee Secondary School

### Local Council:

Eastleigh Borough Council - 02380 688000

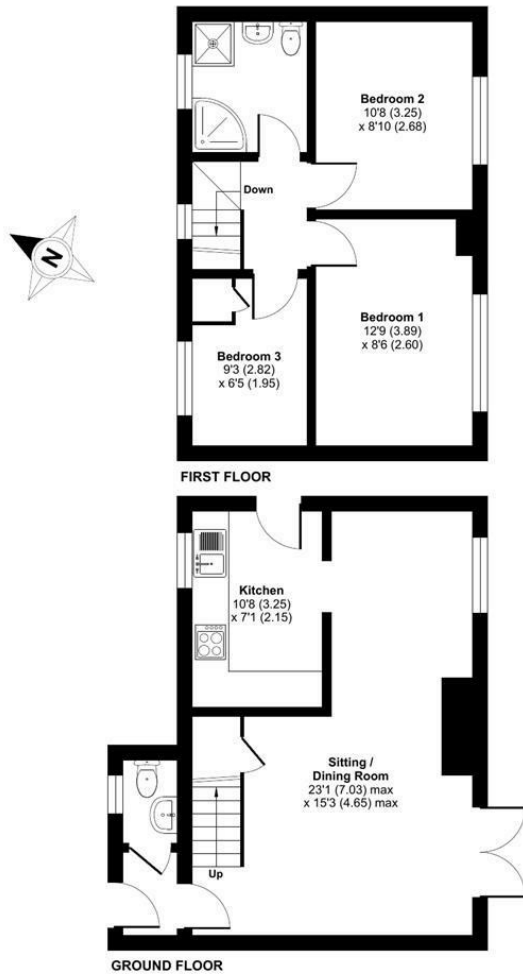
### Council Tax:

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 = 388 sq ft / 36 sq m  
 First Floor = 352 sq ft / 32.7 sq m  
 Total = 740 sq ft / 68.7 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		73	80
(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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rnichecom 2025. Produced for Sparks Ellison. REF: 1328795

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