



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:

Chandlers Ford Infant School / Merdon Junior School

Secondary School:

Toynbee Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

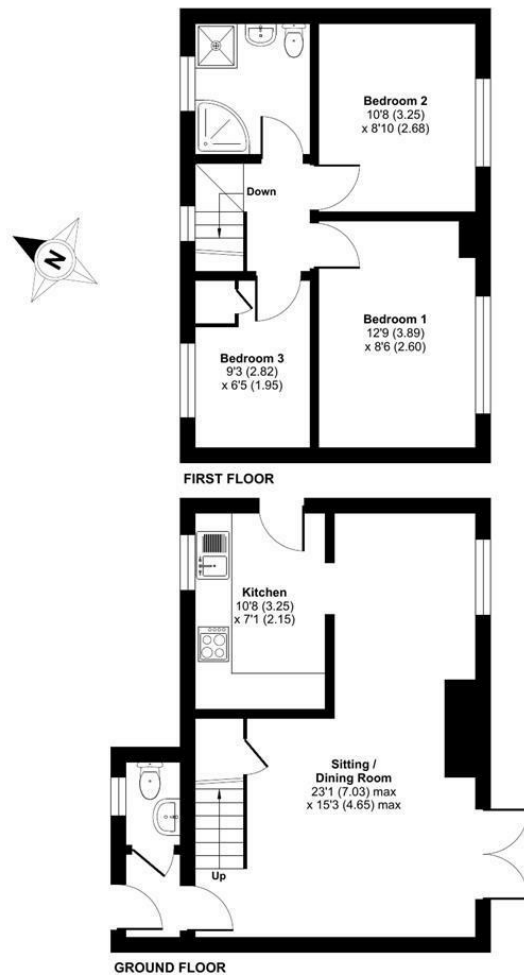
Council Tax:

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) <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.





