



sparks ellison

112 Belmont Road, Chandler's Ford, SO53 3FJ

£310,000

A delightful three bedroom home presented in excellent condition throughout and offers a host of wonderful attributes to include a large rear garden, recently re fitted kitchen, modern bathroom and off street parking. Belmont road is conveniently located on the south side of Chandler's Ford being within walking distance to Falkland Road shops and easy access to the M3 & M27 motorway junctions, Eastleigh train station, Southampton Airport Parkway and Southampton Airport.

ACCOMODATION

GROUND FLOOR

Porch:

Entrance Hall:

Leading into the sitting room, stairs to the first floor.

Sitting/Dining Room:

24'3" x 11'6" (7.39m x 3.51m) Cupboard under the stairs and doors out into the garden.

Kitchen:

7'9" x 6'9" (2.36m x 2.06m) Re-fitted kitchen with a range of units, electric oven, electric hob with extractor hood over. The freestanding white goods are staying with the property.

FIRST FLOOR

Landing:

Bedroom 1:

15'11" x 8'5" (4.85m x 2.57)

Bedroom 2:

10'10" x 5'11" (3.30m x 1.80m) Built in cupboard over the stairs, access to loft space.

Bedroom 3:

8'3" x 7'10" (2.51m x 2.39m)

Bathroom:

Modern white suite comprising, bath with shower over, wash hand basin with cupboard under, W.C.

OUTSIDE

Front:

Driveway providing off road parking.

Rear Garden:

Measuring approximately 17'x 65'. Adjoining the property is a patio area with lean too over head which leads into an area laid to lawn with planted border to one side, shed and plastic storage on the other side, outside tap. To the rear of the property is another large patio area and a gate to the access road behind.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970's

Approximate Area:

68.8sqm/741sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Fully boarded with ladder and light connected

Infant/Junior School:

Nightingale Primary School

Secondary School:

Crestwood Community School

Council Tax:

Band B

Local Council:

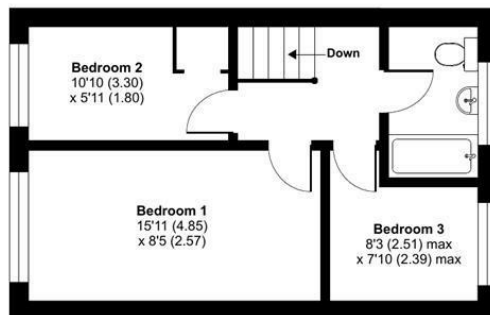
Eastleigh Borough Council - 02380 688000

Agents Notes:

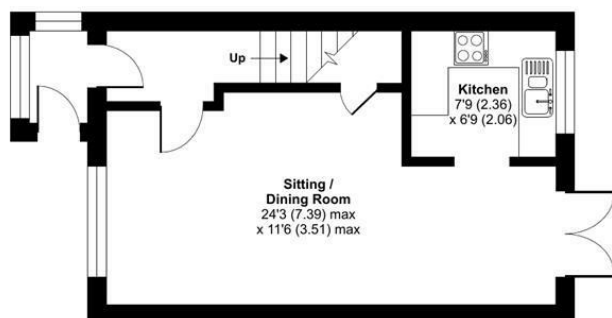
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



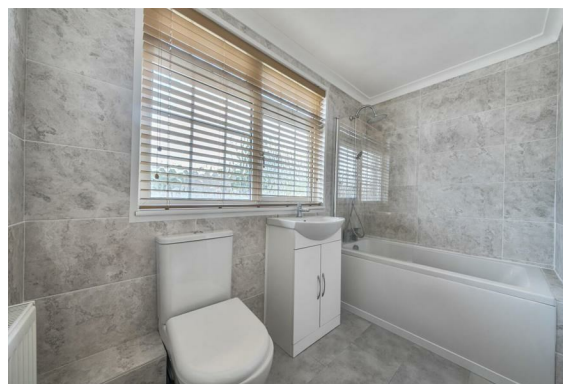
Ground Floor = 381 sq ft / 35.4 sq m
 First Floor = 360 sq ft / 33.4 sq m
 Total = 741 sq ft / 68.8 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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

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