



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

£350,000

Within the sought-after Knightwood Park area of Chandler's Ford, this three bedroom end-terrace house is in close proximity to a variety of amenities. Residents will appreciate the convenience of having a Tesco Local nearby for everyday shopping needs, as well as a public house for social gatherings. Health practices and schools are also within easy reach, making this property ideal for families. For those who enjoy outdoor activities, the nearby leisure centre and picturesque woodland walks offer excellent opportunities for recreation and relaxation. The ground floor enjoys a good size sitting room, kitchen/dining room overlooking the rear garden and a cloakroom off the entrance hall. On the first floor, the master bedroom is served by an en suite shower room whilst the two further bedrooms share the family bathroom. Additionally, the property benefits from a driveway and garage, providing secure parking and extra storage space and the house sits within a popular cul de sac location.

ACCOMMODATION

**Ground Floor:**

**Entrance Hall:**

**Cloakroom:**  
5'8" x 3' (1.73m x 0.91m) White suite with chrome fitments comprising wash hand basin, wc.

**Sitting Room:**  
14'1" x 10'8" (4.29m x 3.25m)

**Inner Hallway:**  
Stairs to first floor, built in storage cupboard.

**Dining Area:**  
10'1" x 7' (3.07m x 2.13m) Space for table and chairs, doors to rear garden.

**Kitchen:**  
13'6" x 6'6" (4.11m x 1.98m) Built in oven, built in induction hob, fitted extractor hood, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, wall mounted boiler.

**First Floor**

**Landing:**  
Access to loft space, built in airing cupboard.

**Bedroom 1:**  
11'5" into recess x 10'3" (4.83m x 3.12m)

**En-Suite:**  
9'3" max x 4'5" (2.82m x 1.35m) White suite with chrome fitments comprising shower in cubicle, wash hand basin, wc.

**Bedroom 2:**  
11'6" x 6'9" (3.51m x 2.06m)

**Bedroom 3:**  
8'5" x 7'1" (2.57m x 2.16m)

**Bathroom:**  
6'10" x 6'9" (2.08m x 2.06m) White suite with chrome fitments comprising bath with mixer tap and shower attachment, wash hand basin, wc.

OUTSIDE

**Front:**  
Area laid to lawn, planted bushes, side pedestrian access to rear garden, driveway providing off road parking.

**Rear Garden:**  
Measures approximately 32' x 19' and benefits from a pleasant south westerly aspect with paved patio area, outside tap, area laid to lawn enclosed by wood panel fencing.

**Garage:**  
17'5" x 8'11" (5.31m x 2.72m) With up and over door, power and light.

**OTHER INFORMATION**

**Tenure:**  
Freehold

**Approximate Age:**  
1999

**Approximate Area:**  
957sqft/88.9sqm

**Sellers Position:**  
Looking for forward purchase

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

**Loft Space:**  
Partially boarded with ladder and light connected

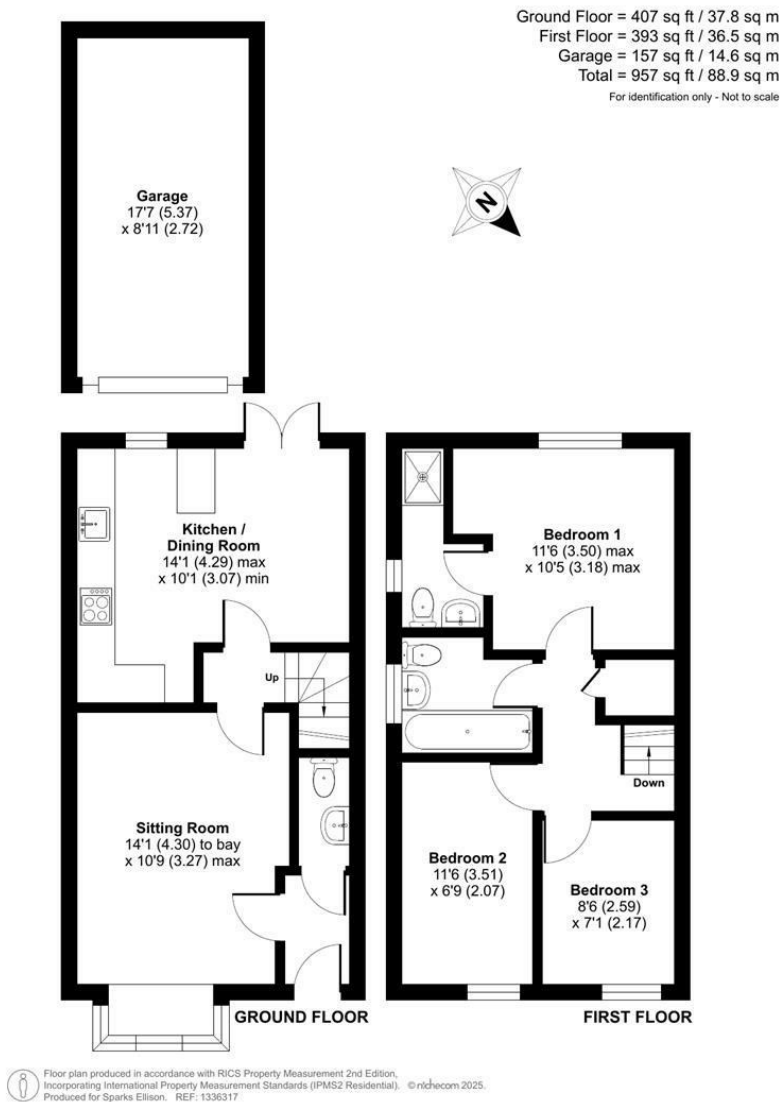
**Infant/Junior School:**  
Knightwood Primary School/St Francis Primary School

**Secondary School:**  
Toynbee Secondary School

**Local Council:**  
Test Valley Borough Council - 01264 368000

**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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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.

