



sparks ellison

7 Tolefrey Gardens, Chandler's Ford, SO53 4HG

£295,000

Located in the quiet cul-de-sac of Tolefrey Gardens, this delightful two-bedroom terraced house in Knightwood Park offers a perfect blend of comfort and convenience. The property features a welcoming reception room, ideal for relaxation or entertaining guests together with a kitchen on the ground floor. With two well-proportioned bedrooms and adjacent bathroom, this home is perfect for, couples, or individuals seeking a peaceful retreat. One of the standout features of this property is the rear garden, which enjoys a lovely southerly aspect, providing ample sunlight throughout the day. It is an excellent space for outdoor activities, gardening, or simply unwinding in the fresh air. Additionally, the property boasts two dedicated parking spaces, ensuring that you and your guests will always have a convenient place to park. Situated in the heart of Knightwood Park, this home is surrounded by beautiful woodland walks and parks, making it an ideal location with local amenities, including shops at Pilgrims Close and reputable schools, just a short distance away, enhancing the appeal. This property presents a wonderful opportunity for those looking to settle in a peaceful yet well-connected area.

ACCOMMODATION

Ground Floor

Open Porch:
Storage cupboard.

Reception Hall:
Storage cupboard.

Cloakroom:
Wash basin, wc.

Living Room:
15'0" x 12'7" (4.57 x 3.84) Double doors to rear garden, stairs to first floor.

Kitchen:
8'1" x 6'6" (2.46m x 1.99m) Range of units, electric oven and gas hob with extractor hood over, space and plumbing for appliances, cupboard housing boiler.

First Floor

Landing:
Hatch to loft space.

Bedroom 1:
12'8" x 8'1" (3.86m X 2.46m)

Bedroom 2:
12'8" x 8'5" (3.86m x 2.56m) Airing cupboard, fitted wardrobes.

Bathroom:
6'2" x 6'0" (1.88 x 1.83) White suite with chrome fitments comprising bath with electric shower unit over and glazed screen, wash basin, wc.

OUTSIDE

Rear Garden:
Approximately 33' x 13'6" The rear garden enjoys a pleasant southerly aspect with a deck adjoining the property leading on to a lawned area surrounded by flower and shrub borders and enclosed by fencing, garden shed.

Parking:
There are two allocated parking spaces.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1999

Approximate Area:
596sqft/55.3sqm (Including store)

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Infant/Junior School:
Knightwood Primary School

Secondary School:
Thornden Secondary School

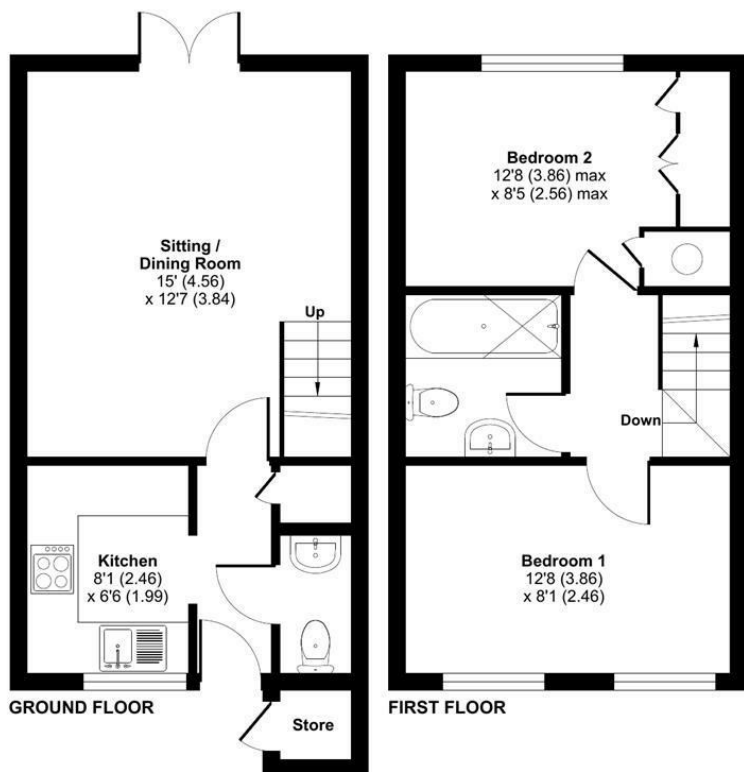
Local Council:
Test Valley Borough Council - 01264 368000

Council Tax:
Band C

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 = 294 sq ft / 27.3 sq m
 First Floor = 294 sq ft / 27.3 sq m
 Store = 8 sq ft / 0.7 sq m
 Total = 596 sq ft / 55.3 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		
(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

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.



