



11 Charnwood Crescent, Chandler's Ford, SO53 5QN

£230,000

Sitting within Hiltingbury and Thornden catchment, this fantastic ground floor two bedroom maisonette is perfect for a variety of people on the search for their next home. Located on leafy Charnwood Crescent, the property is a stones throw from local amenities, Hiltingbury recreation ground, Hocombe Mead Nature reserve and a short drive to the motorway junctions to the east of the property making it easy for people needing to commute for leisure or work commitments. The maisonette itself enjoys two good sized bedrooms, a kitchen, family bathroom, large sitting room, front and rear garden and a garage in a block to the rear.

ACCOMMODATION

Entrance Hall

Two built in storage cupboards.

Sitting Room

15'10" x 11' (4.82m x 3.36m) Large sitting room with electric fireplace.

Kitchen

12'2" x 7'1" (3.72m x 2.17m) Range of units, space for cooker with integrated extractor hood over, space for fridge/freezer, space for dishwasher, space for washing machine, boiler. There is a cupboard housing the electrics for the property.

Hallway

Storage cupboard and airing cupboard.

Bedroom 1

12'2" x 10'10" (3.72m x 3.31m)

Bedroom 2

11'1" x 9'6" (3.38m x 2.90m) Built in cupboard.

Bathroom

Three piece suite comprising of wash hand basin, wc, bath with shower over and electric heater.

OUTSIDE

Front garden

Area laid to lawn and small tree.

Rear Garden

Recently laid patio, newly erected fencing, area laid to lawn, access via side gate.

Garage

Garage in a block with up and over door.

Parking

Shared communal parking area.

OTHER INFORMATION

Tenure:

Leasehold

Length Of Lease:

999 year from 1965

Ground Rent:

£10 per annum

Approximate Age:

1965

Approximate Area:

679sqft/63sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

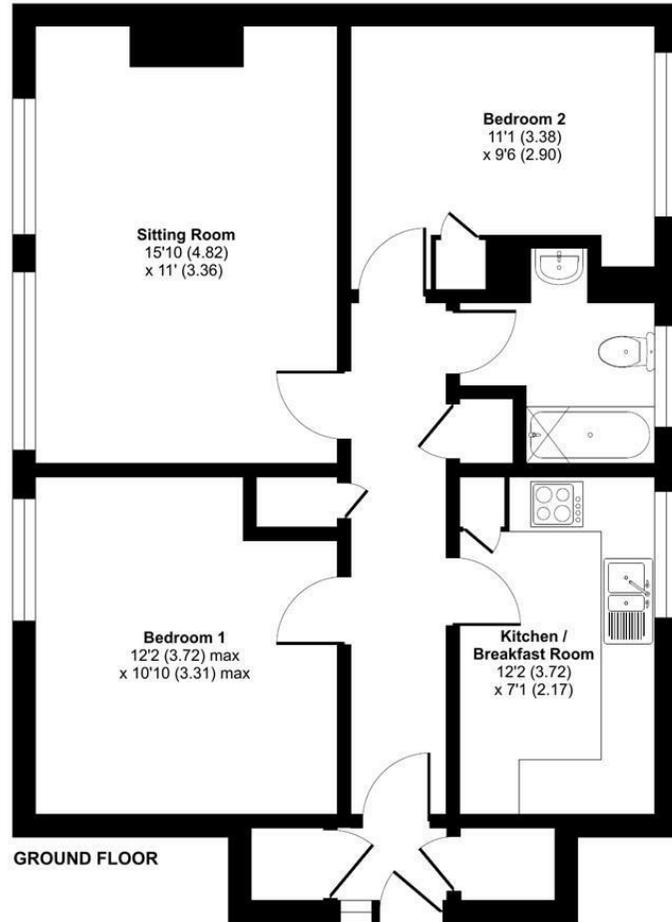
Band B

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 = 679 sq ft / 63 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		68	76
(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). © ritchcom 2025. Produced for Sparks Ellison. REF: 1349990

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