



sparks ellison

# 14 Fairbairn Walk, Chandler's Ford, SO53 4HT

£310,000

Located in the desirable Knightwood Park area of Chandler's Ford, this modern terraced house on Fairbairn Walk presents an excellent opportunity for those seeking a comfortable and convenient home. With no forward chain, this property is ready for you to move in and make it your own. The house boasts two well-proportioned bedrooms, making it ideal for small families, couples, or even as a rental investment. The two bathrooms provide added convenience, ensuring that morning routines run smoothly. The heart of the home is the re-fitted kitchen, which combines style and functionality, perfect for those who enjoy cooking and entertaining. The property features a welcoming reception room that offers a versatile space for relaxation or social gatherings. Additionally, the driveway accommodates parking for two vehicles, and the garage is a valuable asset in this sought-after location. Living here means you are conveniently situated near Knightwood School, making it an excellent choice for families with children. The nearby leisure centre offers a range of activities for all ages, while the surrounding woodland walks provide a peaceful escape into nature. For everyday needs, the shops at Pilgrims Close are just a short distance away, ensuring that all amenities are within easy reach. This modern two-bedroom home is a fantastic find in a vibrant community, offering both comfort and convenience. Don't miss the chance to view this property and discover all it has to offer.

## ACCOMMODATION:

### Ground Floor:

#### Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

#### Kitchen:

10'1" x 6'1" (3.07m x 1.85m) Range of units, built in oven, built in gas hob, fitted extractor hood, integrated dishwasher, plumbing for washing machine, space for fridge freezer, boiler in cupboard.

#### Sitting/Dining Room:

17'3" x 11'11" (5.26m x 3.63m)

### First Floor:

#### Landing:

#### Bedroom 1:

10' to wardrobes x 8'8" plus door recess (3.05m x 2.64m) Fitted wardrobes along one wall.

#### En Suite:

White suite with chrome fitments comprising shower in cubicle, wash hand basin, WC.

#### Bedroom 2:

8'8" x 8'6" (2.64m x 2.59m) Built in airing cupboard housing hot water tank, built in wardrobe.

#### Bathroom:

6'9" x 5'7" (2.06m x 1.70m) White suite with chrome fitments comprising bath with shower attachment, wash hand basin, WC.

## OUTSIDE:

### Front:

Area laid to pebbles, pathway to front door.

### Rear Garden:

Measures approximately 34' x 12' and comprises paved patio area, area laid to lawn, gate proving rear pedestrian access.

### Garage:

With up and over door and parking space in front.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1999

### Approximate Area:

64sqm/689sqft (Details taken from EPC)

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Knightwood Primary School/St Francis C of E Primary School

### Secondary School:

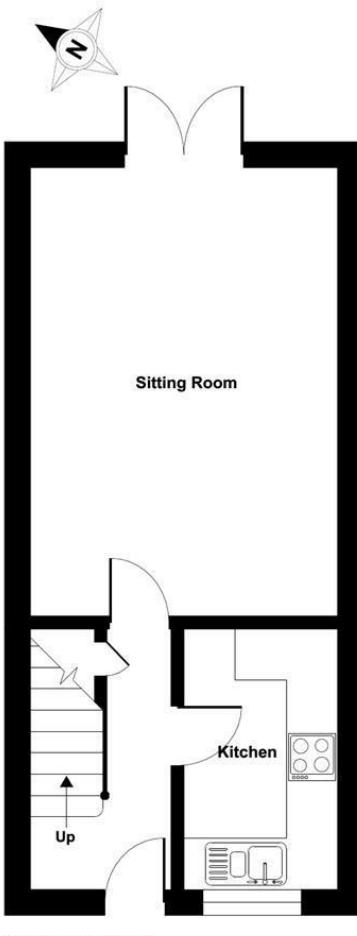
Thornden Secondary School

### Local Council:

Test Valley Borough Council 01264 368000

### Council Tax:

Band C



Ground Floor = 338 sq ft / 31.4 sq m  
 First Floor = 338 sq ft / 31.4 sq m  
 Total = 676 sq ft / 62.8 sq m  
 For identification only - Not to scale

 N



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2024. Produced for Sparks Ellison. REF: 1087614

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)  
 Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

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