



sparks ellison

# 7 Westmorland Way, Chandler's Ford, SO53 2LB

£290,000

A three bedroom terraced house on Westmorland Way presenting an excellent opportunity for those looking to create their ideal home. Built in 1971, the property boasts a spacious open plan sitting and dining room. The home features three bedrooms, making it suitable for families or those seeking extra room for guests or a home office. While the property would benefit from some general updating and modernisation, it provides a blank canvas for new owners to infuse their personal style and preferences. Convenience is key, as the house includes parking along with a garage, ensuring that you will never be short of space for your vehicles or additional storage. The location is particularly advantageous, being close to the centre of Chandler's Ford, where you will find a variety of shops, cafes, and local amenities. The property also benefits from being offered for sale with no forward chain.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch:

#### Entrance Hall:

Understairs storage cupboard, stairs to first floor, open to:

#### Sitting/Dining Room:

24'6" x 17'2" (7.46m x 5.22m) Fireplace surround and hearth with TV plinth.

#### Kitchen:

10'3" x 8'6" (3.12m x 2.58m) Space and point for cooker, space for further appliances.

### FIRST FLOOR

#### Bedroom 1:

14'1" x 9' (4.29m x 2.74m) Built in storage cupboard.

#### Bedroom 2:

11'2" x 8'5" (3.40m x 2.57m)

#### Bedroom 3:

11'2" x 6'6" (3.40m x 1.98m)

#### Bathroom:

Comprising bath, wash hand basin.

#### WC:

Comprising WC.

### OUTSIDE

#### Front:

Comprising area laid to lawn, area laid to pebbles, gravel driveway providing off road parking.

#### Rear Garden:

Measures approximately 30' x 25' and comprises paved patio area, area laid to lawn, paved pathway, gate providing rear pedestrian access.

#### Garage:

15'11" x 8'3" (4.85m x 2.52m) With up and over door, power and light.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1971

#### Approximate Area:

95sqm/1024sqft (Including garage)

#### Sellers Position:

No forward chain

#### Heating:

Electric heating

#### Windows:

UPVC double glazed windows

#### Loft Space:

Partially boarded with light connected

#### Infant/Junior School:

Fryern Infant/Junior School

#### Secondary School:

Toynbee Secondary School

#### Council Tax:

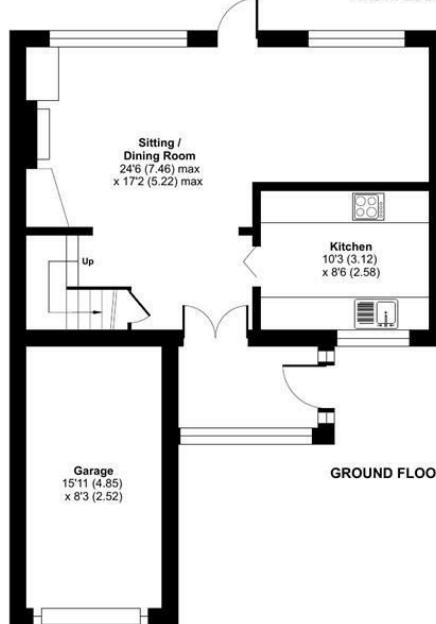
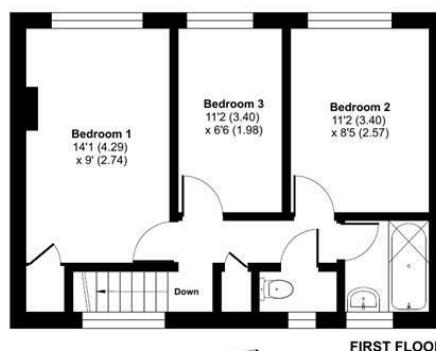
Band C

#### Local Council:

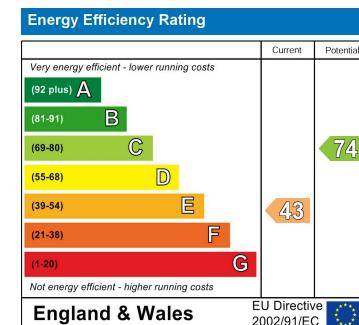
Eastleigh Borough Council - 02380 688000

#### 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.



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2026. Produced for Sparks Ellison. REF: 1403536



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