



sparks ellison

6 Barn Piece, Chandler's Ford, SO53 4HP

£365,000

This well presented end terrace house offers a delightful blend of comfort and convenience. With three spacious bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings. The house features a well appointed shower room catering to all your daily needs. One of the standout features of this property is its traffic free frontage, which enhances the peaceful atmosphere and safety for children playing outside. Additionally, the property boasts parking for two vehicles, a valuable asset in this sought-after location. Living in Knightwood Park means you are just a stone's throw away from a variety of local amenities, making daily errands and leisure activities easily accessible. Families will appreciate the proximity to Knightwood School and St. Francis school which are well regarded in the area.

ACCOMMODATION:

Ground Floor:

Entrance Hall:

Stairs to first floor.

Sitting Room:

13'7" x 12'7" (4.13m x 3.84m)

Dining Room:

9'1"max x 8'2"max (2.77m x 2.48m)Understairs storage cupboard.

Kitchen:

9' x 7'5" (2.74m x 2.26m) 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.

Conservatory:

10' x 9'3" (3.05m x 2.81m)

First Floor:

Landing:

Built in airing cupboard housing boiler.

Bedroom 1:

12'9" x 9'1" (3.88m x 2.78m)

Bedroom 2:

10'3"max x 9'7"max (3.12m x 2.93m)

Bedroom 3:

8'9" x 6'11" (2.66m x 2.12m) Built in storage cupboard.

Shower Room:

Comprising open ended shower enclosure, wash hand basin and WC inset to vanity unit

OUTSIDE:

Front:

Planted bed that extends along side of the property running the full length of the plot.

Rear Garden:

Measures approximately 31' x 16' and comprises block paved area, outside tap, area laid to shingle, raised planted beds, gate providing rear pedestrian access.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1998

Approximate Area:

841sqft/78sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder connected

Infant/Junior School:

St Francis C of E Primary School / Knightwood Primary School

Secondary School:

Thornden Secondary School

Local Council:

Test Valley Borough Council

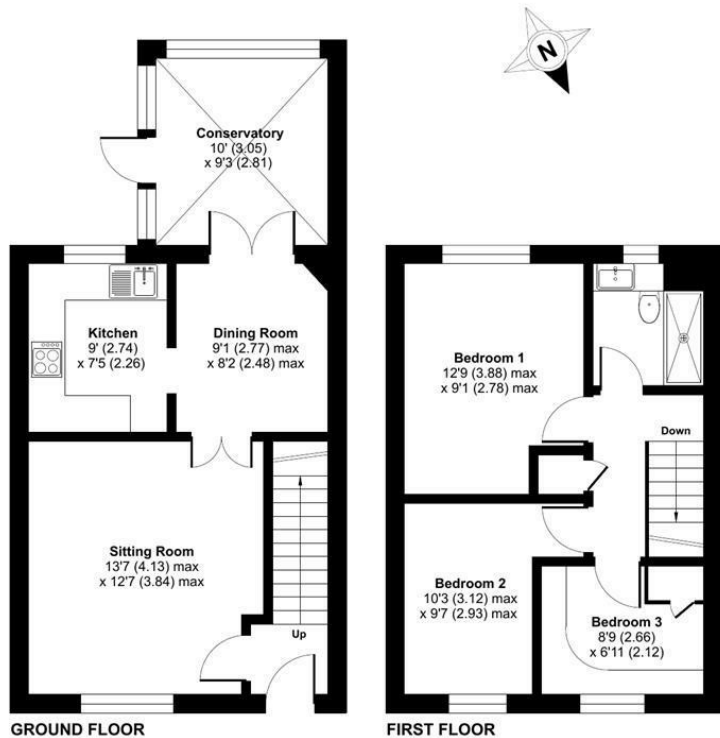
Council Tax:

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 = 471 sq ft / 43.7 sq m
 First Floor = 370 sq ft / 34.3 sq m
 Total = 841 sq ft / 78 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(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

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