



sparks ellison

15 Fircroft Drive, Chandler's Ford, SO53 2HE

£385,000

Located in a desirable area of Chandler's Ford, this charming house on Fircroft Drive offers a delightful blend of comfort and convenience. The property boasts an open plan layout on the ground floor, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining. Upstairs, you will find three generously sized bedrooms, providing ample space for family living or guests. The exterior features a generous resin bonded driveway, ensuring plenty of off-road parking for your vehicles as well as a garage. The rear garden, approximately 40 feet in length and enjoying a westerly aspect, is a wonderful outdoor space, ideal for enjoying the afternoon sun or hosting summer gatherings. Location is key, and this property does not disappoint. It is within walking distance to Fryern and Toynbee schools, making it an excellent choice for families. Additionally, the centre of Chandler's Ford and major motorways are easily accessible, providing a perfect balance of suburban tranquillity and urban convenience. With no forward chain, this home is ready for you to move in and make it your own.

ACCOMMODATION

Ground Floor

Entrance Hall:
Stairs to first floor with cupboard under.

Kitchen/Dining Room:
15'3" x 9'3" (4.64m x 2.82m) Range of units, space and plumbing for appliances, dual aspect windows, door to outside, space for table and chairs, open plan to sitting room.

Sitting Room:
15'7" x 12'7" (4.76m x 3.84m) Pleasant outlook over the rear garden, feature fireplace with inset gas coal effect fire.

First Floor

Landing:
Airing cupboard.

Bedroom 1:
12'6" x 9'6" (3.81m x 2.90m) Built in wardrobes.

Bedroom 2:
11'11" x 8'2" (3.63m x 2.50m)

Bedroom 3:
8'11" x 7'3" (2.71m x 2.21m)

Bathroom:
White suite comprising panel enclosed bath, wash basin, wc, tiled walls.

OUTSIDE

Front:
To the front of the property is a good sized resin bonded driveway affording off street parking with side pedestrian access to the rear garden.

Rear Garden:
An attractive feature of the property measuring approximately 40' x 30' enjoying a pleasant westerly aspect. Adjoining the house is a paved patio leading onto a lawned area enclosed by fencing.

Garage:
16'7" x 8'2" (5.06m x 2.50m)

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980

Approximate Area:
988sqft/91.6sqm (Including garage)

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Solar Panels:
Solar Panels are fitted to the room with battery store and back up.

Windows:
UPVC double glazing

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Fryern Infant/Junior School

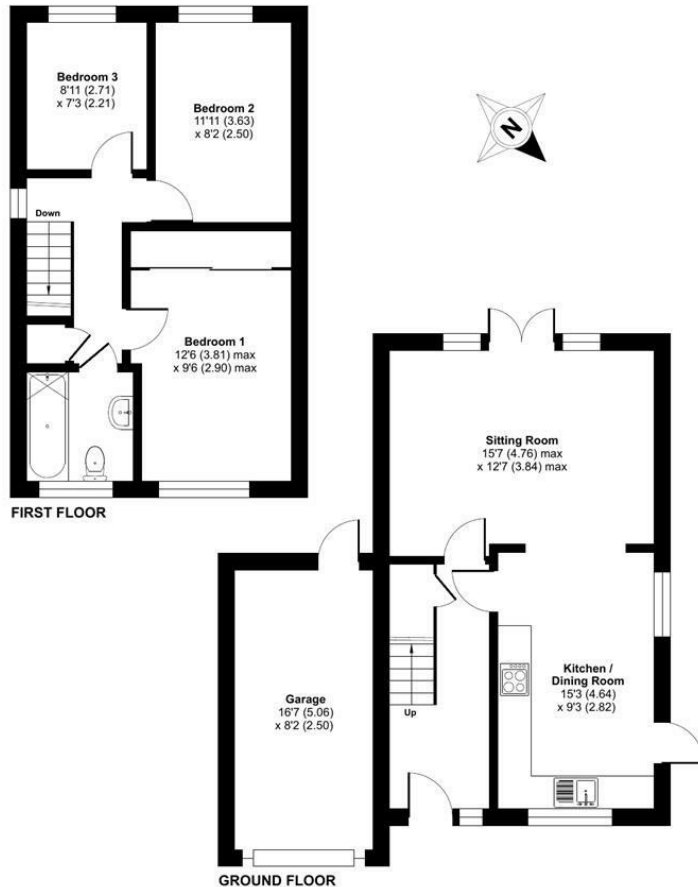
Secondary School:
Toynbee Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band D

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 = 426 sq ft / 39.5 sq m
 First Floor = 426 sq ft / 39.5 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 988 sq ft / 91.6 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	

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