



sparks ellison

# 112 Belmont Road, Chandler's Ford, SO53 3FJ

£300,000

A delightful three bedroom home presented in excellent condition throughout and offers a host of wonderful attributes to include a large rear garden, recently re fitted kitchen, modern bathroom and off street parking. Belmont road is conveniently located on the south side of Chandler's Ford being within walking distance to Falkland Road shops and easy access to the M3 & M27 motorway junctions, Eastleigh train station, Southampton Airport Parkway and Southampton Airport.

## ACCOMODATION

### GROUND FLOOR

#### Porch:

#### Entrance Hall:

Leading into the sitting room, stairs to the first floor.

#### Sitting/Dining Room:

24'3" x 11'6" (7.39m x 3.51m) Cupboard under the stairs and doors out into the garden.

#### Kitchen:

7'9" x 6'9" (2.36m x 2.06m) Re-fitted kitchen with a range of units, electric oven, electric hob with extractor hood over. The freestanding white goods are staying with the property.

### FIRST FLOOR

#### Landing:

#### Bedroom 1:

15'11" x 8'5" (4.85m x 2.57)

#### Bedroom 2:

10'10" x 5'11" (3.30m x 1.80m) Built in cupboard over the stairs, access to loft space.

#### Bedroom 3:

8'3" x 7'10" (2.51m x 2.39m)

#### Bathroom:

Modern white suite comprising, bath with shower over, wash hand basin with cupboard under, W.C.

### OUTSIDE

#### Front:

Driveway providing off road parking.

#### Rear Garden:

Measuring approximately 17'x 65'. Adjoining the property is a patio area with lean too over head which leads into an area laid to lawn with planted border to one side, shed and plastic storage on the other side, outside tap. To the rear of the property is another large patio area and a gate to the access road behind.

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1970's

#### Approximate Area:

68.8sqm/741sqft

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Loft Space:

Fully boarded with ladder and light connected

#### Infant/Junior School:

Nightingale Primary School

#### Secondary School:

Crestwood Community School

#### Council Tax:

Band B

#### Local Council:

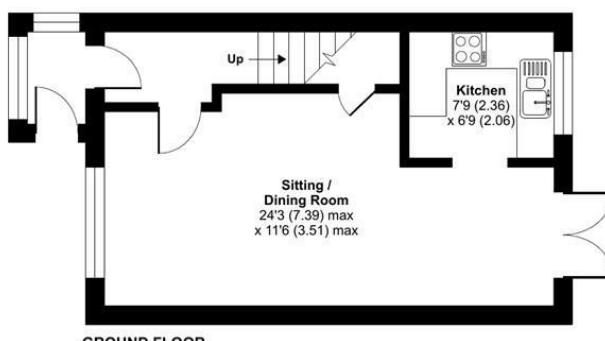
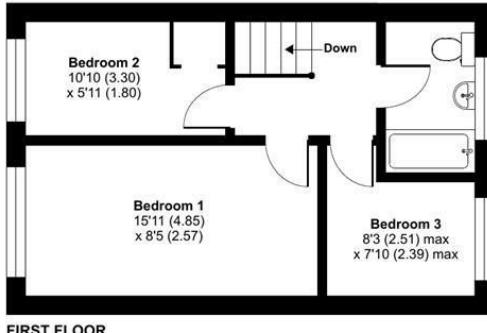
Eastleigh Borough Council - 02380 688000

#### Agents Notes:

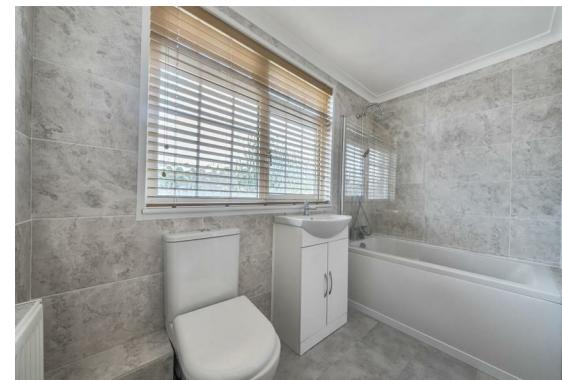
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Ground Floor = 381 sq ft / 35.4 sq m  
 First Floor = 360 sq ft / 33.4 sq m  
 Total = 741 sq ft / 68.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2025. Produced for Sparks Ellison. REF: 1330216



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(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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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

