



sparky ellison

3 Basing Way, Chandler's Ford, SO53 3PG

£375,000

This delightful three bedroom semi-detached home offers beautifully proportioned accommodation throughout. Upstairs, the property boasts three generous bedrooms and a stylish, modern family bathroom, creating a comfortable and inviting living space for families and professionals alike. On the ground floor, you are welcomed via a porch which leads through into a sitting room, providing a cosy yet bright space to relax. The highly sought-after kitchen/dining room spans the rear of the property, with direct access onto the rear garden, Externally is driveway parking and a landscaped rear garden. Further benefits include a downstairs cloakroom and access to the integral garage, adding both convenience and practicality. Presented in excellent condition throughout and offered with no forward chain, this lovely home is perfect for first-time buyers and is ready to move straight into and enjoy.

ACCOMMODATION

Ground Floor

Porch:

Cloakroom:
WC and wash basin with cupboard under.

Sitting Room:
15'0" x 10'9" (4.58m x 3.27m) Electric fireplace.

Kitchen/Dining Room:
19'3" x 8'9" (5.88m x 2.66m) A range of white units, space for fridge/freezer, dishwasher, washing machine, sink, gas hob and electric oven with extractor hood over. Sliding doors onto rear garden,

First Floor

Landing:
Hatch to loft space, boiler.

Bedroom 1:
13'0" x 10'10" (3.97m x 3.30m)

Bedroom 2:
11'0" x 10'10" (3.35m x 3.30m) Built in wardrobe/cupboard.

Bedroom 3:
9'8" x 8'4" (2.94m x 2.54m)

Bathroom:
White suite comprising walk-in shower with glass screen and curtain, WC, wash basin with cupboard under, towel radiator. Tiled walls and floor.

OUTSIDE

Front:
Driveway parking and lawned area.

Rear Garden:
Patio area with steps onto lawn area and path to shed, surrounding by fencing.

Garage:
Understairs storage cupboard, access from integral door.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980

Approximate Area:
997 sq ft / 92.4 sq m

Sellers Position:
No Forward Chain

Heating:
Gas Central Heating

Windows:
UPVC Double Glazing

Loft Space:
Insulated, partially boarded, light connected, ladder connected

Infant/Junior School:
St Francis C of E Primary School

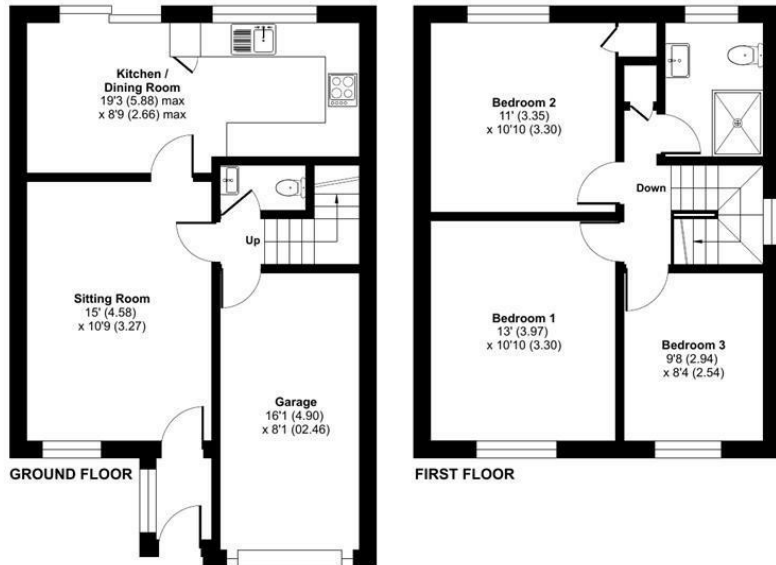
Secondary School:
The Toynbee School

Local Council:
Test Valley Borough Council ~ 01264 368000

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 = 399 sq ft / 37 sq m
 First Floor = 468 sq ft / 43.4 sq m
 Garage = 130 sq ft / 12 sq m
 Total = 997 sq ft / 92.4 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		81
(69-80) C		
(55-68) D	67	
(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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