



sparky ellison

5 Brownhill Close, Chandler's Ford, SO53 2QH

OIEO £400,000

This wonderful three bedroom terrace home is situated in a quiet cul-de-sac within Chandler’s Ford. This home is presented brilliantly throughout. On the ground floor there is a large sitting/dining room and a kitchen to the rear with a brilliant addition of a converted garage to make a study/games room, as well as a downstairs cloakroom. Upstairs provides three very well proportioned bedrooms complimented by a modern family bathroom. This home has driveway parking and a large private rear garden with plenty of space for play areas as well as seating areas in the summer.

ACCOMMODATION

Porch:
Space for shoes & coats.

Sitting/dining room:
24'10" x 16'1" (7.58m x 4.91m) Doors onto rear garden and stairs to first floor.

Kitchen:
10'9" x 7'10" (3.27m x 2.40m) Range of units including fitted gas hob with extractor over and electric oven, space for fridge freezer, washing machine, dishwasher.

Study:
12'4" x 7'9" (3.75m x 2.35m)

Cloakroom:
WC and wash basin.

First floor

Landing:

Bedroom 1:
13'7" x 12'4" (4.13m x 3.77m)

Bedroom 2:
12'6" x 10'9" (3.81m x 3.27m)

Bedroom 3:
9'1" x 8'0" (2.77m x 2.44m)

Bathroom:
Modern suite comprising bath with rainfall shower over, WC and wash basin.

OUTSIDE

Front:
Driveway parking and adjacent low maintenance slate chip area enclosed by low brick wall.

Rear:
A large private rear garden with mature hedges, patio areas and a garden shed.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1960's

Approximate Area:
1074 sq ft / 99.7 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC Double glazing

Loft Space:
Partially boarded with light connected and ladder connected

Infant/Junior School:
Chandler's Ford Infant School / Merdon Junior School

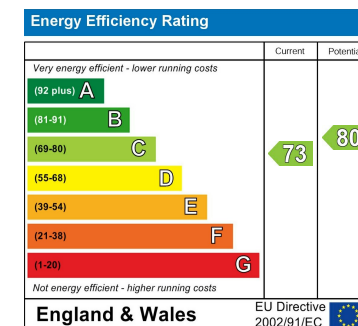
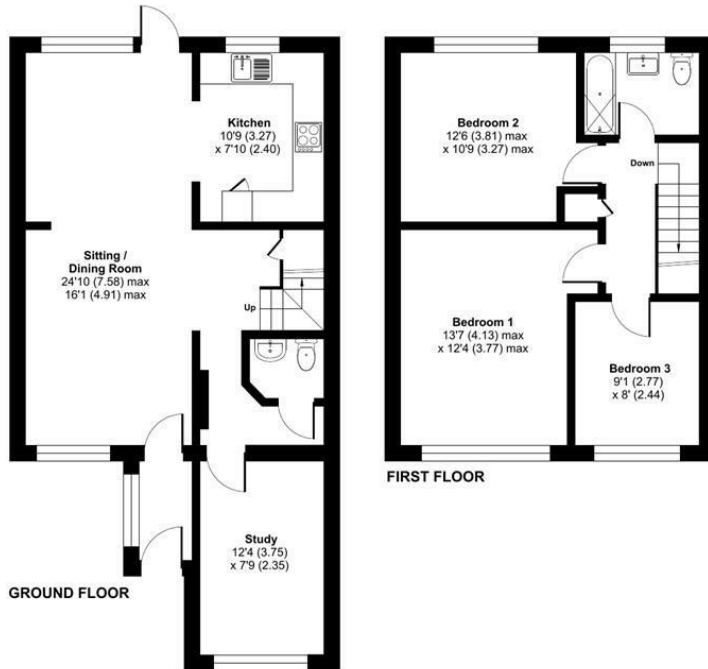
Secondary School:
Thornden School

Local Council:
Eastleigh Borough Council - 02380 688000

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 = 603 sq ft / 56 sq m
 First Floor = 471 sq ft / 43.7 sq m
 Total = 1074 sq ft / 99.7 sq m
 For identification only - Not to scale



94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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.



