



sparks ellison

147 Hiltingbury Road, Chandler's Ford, SO53 5NP

£189,950

Located on Hiltingbury Road in Chandler's Ford, this ground floor maisonette presents an excellent opportunity for both first-time buyers and investors alike. With no forward chain, this property is ready for you to move in and make it your own. The maisonette boasts two well-proportioned bedrooms, living room and kitchen along with a shower room. One of the standout features of this property is the generous garden to the front, which offers a delightful outdoor space. The property also has the added benefit of a garage in a nearby block. The location is particularly appealing, as it is within walking distance to local shops, Hiltingbury School, and the community centre.

ACCOMMODATION

Communal Hallway:

Storage cupboard, front door to:

Reception Hall:

Storage cupboard, wooden floor.

Sitting Room:

13'7" x 10'11" (4.14m x 3.33m) Wooden floor.

Kitchen:

7'6" x 6'11" (2.29m x 2.11m) Range of units, space and plumbing for appliances, boiler.

Bedroom 1:

11' x 9'11" (3.35m x 3.02m)

Bedroom 2:

10'11" x 9'11" (3.33m x 3.02m) Wooden floor.

Shower Room:

Fitted in a wet room style with open shower area, wash basin, WC, tiled walls and floor.

OUTSIDE

Front:

To the front of the property is a generous garden with patio, lawned area enclosed by hedging and fencing and front gate to Hiltingbury Road.

Rear Garden:

A patio adjoins the property providing a pleasant southerly aspect.

Garage:

A single garage is located in a nearby block behind.

OTHER INFORMATION

Tenure:

Tenants in common in equal shares (25% each)

Maintenance Charge:

The owners shall jointly manage the building and share responsibility and costs.

Approximate Age:

1960's

Approximate Area:

543sqft/50.3sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Council Tax:

Band A

Local Council:

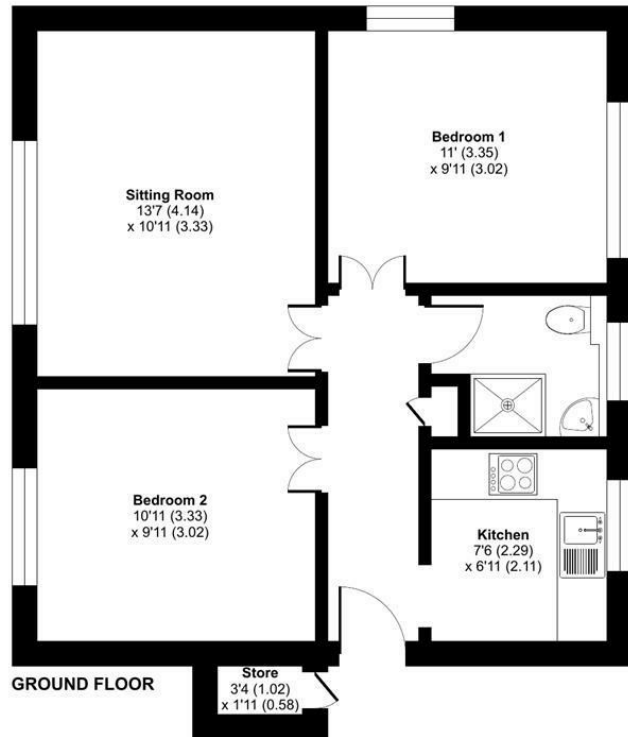
Eastleigh Borough Council - 02380 688000

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 = 537 sq ft / 49.8 sq m
 Outbuilding = 6 sq ft / 0.5 sq m
 Total = 543 sq ft / 50.3 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	68	76
	EU Directive 2002/91/EC	

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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.



