



sparks ellison

11 Porteous Crescent, Chandler's Ford, SO53 2DG

£280,000

Situated in the popular Peverells Wood area of Chandler’s Ford, this three-bedroom terraced home offers excellent potential for modernisation. The property provides well-proportioned accommodation throughout, with three bedrooms upstairs and a practical living layout on the ground floor, ideal for both everyday living and entertaining. To the rear, there is a garage offering useful storage, along with a garden that presents great scope to enhance and personalise. Set within a quiet residential location, the property is well placed for local amenities, schools and parks, making it an ideal purchase for families, first-time buyers or investors.

ACCOMMODATION

Ground floor

Porch:

Sitting/Dining room:
24'9" x 11'11" (7.54m x 3.63m) Gas fireplace and space for table and chairs.

Kitchen:
9'5" x 9'2" (2.87m x 2.79m) Gas hob, electric oven, built-in washing machine and fridge freezer.

Hallway:
14'9" x 5'9" (4.50m x 1.75m) Stairs to first floor and door to rear garden.

First floor

Landing:
Access to loft space and airing cupboard.

Bedroom 1:
15'2" x 9'2" (4.62m x 2.79m)

Bedroom 2:
11'10" x 8'5" (3.61m x 2.57m)

Bedroom 3:
11'10" x 6'6" (3.61m x 1.98m)

Bathroom:
Bath, wash basin with cupboard under.

Cloakroom:
WC

OUTSIDE

Front:
Large lawned area with path to front door.

Rear:
Landscaped with path leading to rear gate and garage.

Garage:
16'3" x 8'5" (4.95m x 2.57m) Up & over door.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1971

Approximate Area:
1072 sq ft / 99.5 sq m

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Scantabout Primary School

Secondary School:
Thornden School

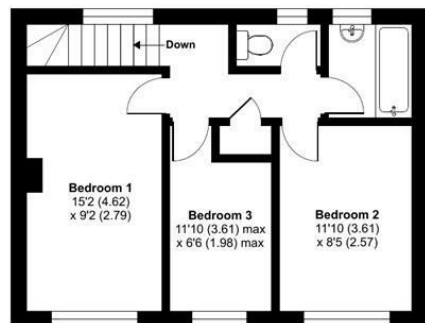
Local Council:
Eastleigh Borough Council - 02380 688000

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.



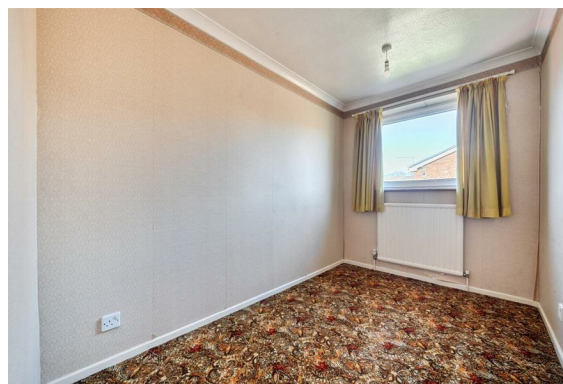
Ground Floor = 483 sq ft / 44.8 sq m
 First Floor = 452 sq ft / 42 sq m
 Garage = 137 sq ft / 12.7 sq m
 Total = 1072 sq ft / 99.5 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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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