



sparks ellison

29 Ashdown Road, Chandler's Ford, SO53 5QZ

£225,000

Situated on Ashdown Road in Chandler’s Ford, this well-presented two-bedroom maisonette offers comfortable and practical living. The property benefits from well-proportioned accommodation, including two bedrooms, a modern bathroom, and a bright living space. Externally, there is the added benefit of a garage, providing secure parking and useful storage. The property is conveniently located close to local amenities, including shops and cafes, making it a practical choice for day-to-day living. An ideal option for first-time buyers, small families, or those looking to downsize.

ACCOMMODATION

Porch:
Storage cupboards, front door to:

Hallway:
Two storage cupboards

Kitchen:
12'2" x 7'3" (3.72m x 2.20m) Range of units including space for washing machine, hob, fridge/freezer, tumble dryer and built-in ladder cupboard.

Sitting room:
15'11" x 10'11" (4.86m x 3.33m)

Bedroom 1:
12'3" x 11'0" (3.73m x 3.35m)

Bedroom 2:
10'11" x 9'7" (3.33m x 2.92m) Built-in cupboard

Bathroom:
Bath with shower over, WC, wash basin.

OUTSIDE
Private patio garden and garage

Garage:
17'2" x 7'9" (5.23m x 2.36m) Third garage along from the right with a blue door.

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
138 years from 2023

Maintenance Charge:
£0

Ground Rent:
£0

Approximate Age:
1970's

Approximate Area:
799 sq ft / 74.1 sq m

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Hiltingbury Infant/Junior School

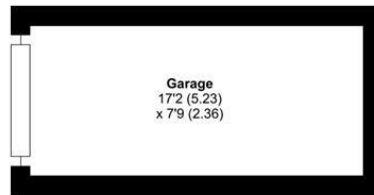
Secondary School:
Thornden Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

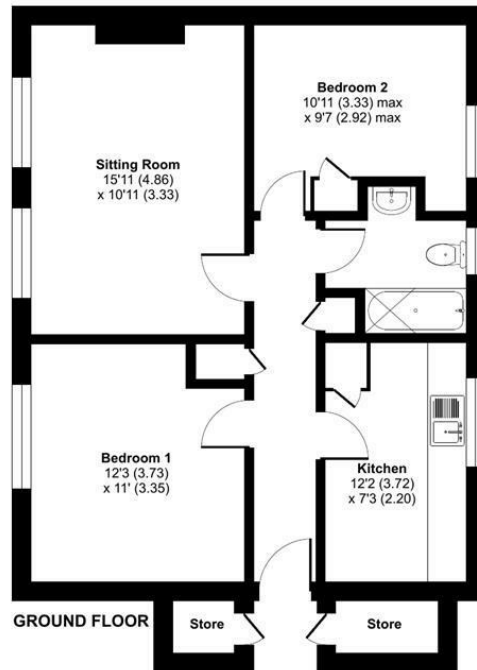
Council Tax:
Band B

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 = 643 sq ft / 59.7 sq m
 Garage = 133 sq ft / 12.3 sq m
 Outbuilding = 23 sq ft / 2.1 sq m
 Total = 799 sq ft / 74.1 sq m
 For identification only - Not to scale



GARAGE



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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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.



