



sparks ellison

# 12 Thirlstane Firs, Chandler's Ford, SO53 4NX

£360,000

Located in the quiet cul-de-sac of Thirlstane Firs, this delightful semi-detached home in Chandler's Ford is a true gem. Well presented throughout, the property boasts a spacious reception room, perfect for both relaxation and entertaining. With three well-proportioned bedrooms, this residence offers ample space for families or those seeking a home office. The modern, re-fitted shower room adds a touch of contemporary elegance, ensuring convenience and style. The property also features a driveway and a garage, providing practical solutions for parking and storage. Situated on the edge of Valley Park, this home enjoys a peaceful setting while being within walking distance to St. Francis School, as well as the shops and amenities located in Pilgrims Close. For those who require easy access to the centre of Chandler's Ford and its excellent communication links, this location is ideal. This semi-detached house is not just a home; it is a lifestyle choice, offering a perfect blend of comfort, convenience, and community. Whether you are a first-time buyer or looking to settle down in a family-friendly area, this property is sure to meet your needs.

ACCOMMODATION

Ground Floor

Entrance hall:

**Sitting/dining room:**  
22'8" x 15'2" (6.91m x 4.62m) Double doors to rear garden, gas fire.

**Kitchen:**  
10'9" x 7'2" (3.28m x 2.18m) Range of units, electric double oven, gas hob with extractor hood over, space and plumbing for further appliances, boiler, door to rear garden.

First floor

**Landing:**  
Hatch to loft space.

**Bedroom 1:**  
11'2" x 8'8" (3.40m x 2.64m) Fitted wardrobe.

**Bedroom 2:**  
11'3" x 8'7" (3.43m x 2.62m)

**Bedroom 3:**  
8'2" x 6'3" (2.49m x 1.91m)

**Shower room:**  
Refitted modern suite comprising double width corner shower cubicle, wash basin, WC.

OUTSIDE

**Front:**  
To the front and side of the property is a good sized area of garden, and adjacent to this a driveway leads to the garage with side access to rear garden.

**Rear:**  
The rear garden measures approximately 37ft into the corner and comprises of a patio area and lawned area, enclosed by fencing.

**Garage:**  
17'9" x 8'11" (5.41m x 2.72m) Light and power.

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1980's

**Approximate Area:**  
877 sq ft / 81.5 sq m

**Sellers Position:**  
No forward chain

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

**Loft Space:**  
Partially boarded, connected light.

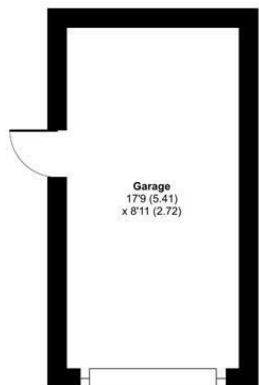
**Infant/Junior School:**  
St Francis C of E Primary School

**Secondary School:**  
The Toynbee School

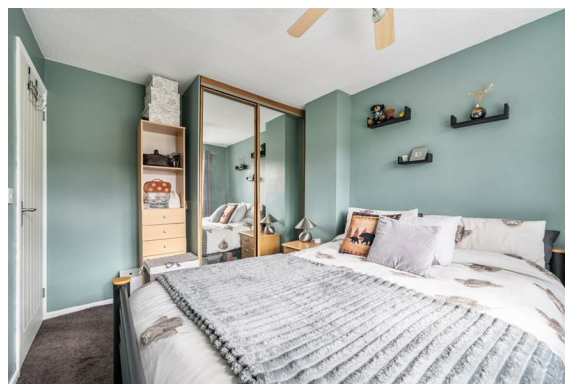
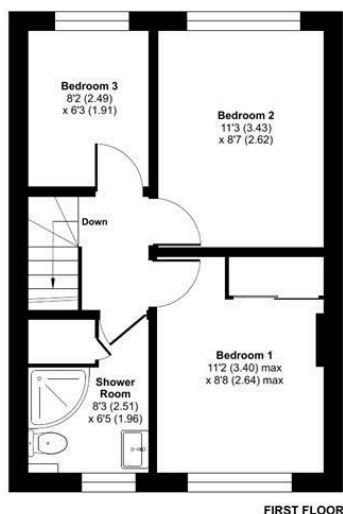
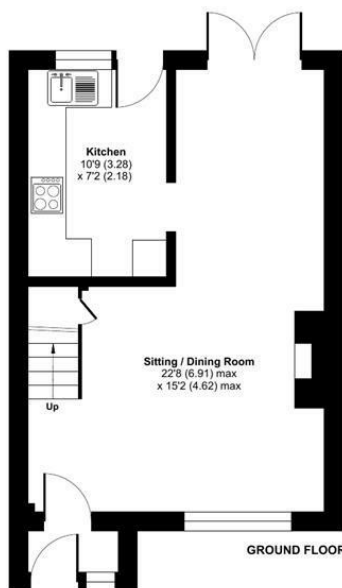
**Local Council:**  
Test Valley Borough Council - 01264 368000

**Council Tax:**  
Band 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 = 367 sq ft / 34 sq m  
 First Floor = 352 sq ft / 32.7 sq m  
 Garage = 158 sq ft / 14.7 sq m  
 Total = 877 sq ft / 81.5 sq m  
 For identification only - Not to scale



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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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.



