



se sparks ellison
For Sale
023 8025 5333 sparksellison.co.uk



sparks ellison

2 Ormesby Drive, Chandler's Ford, SO53 1SH

£425,000

Located in the sought-after area of North Millers Dale, Chandlers Ford, this three-bedroom link-detached home offers a perfect blend of comfort and convenience. The property is ideally situated within the catchment area for the highly regarded Hiltingbury and Thornden schools, making it an excellent choice for families. Upon entering, you are welcomed into a spacious sitting/dining room,. The kitchen is complemented by a generous utility room. A delightful conservatory extends the living space, allowing for an abundance of natural light and a lovely view of the garden. The property features three comfortable bedrooms, providing ample space for family or guests. The bathroom is conveniently located to serve all bedrooms, ensuring ease of access. Outside, the home boasts a driveway and a garage, offering secure parking and additional storage options. There is also the benefit of no forward chain.

ACCOMMODATION

GROUND FLOOR

- Open Porch:
Front door to:
- Reception Hall:
Stairs to first floor.
- Cloakroom:
Suite comprising wash basin and WC.
- Sitting/Dining Room:
24'10" x 14'4" (7.56m x 4.38m) Fireplace, patio doors to conservatory.
- Conservatory:
11'11" x 8'3" (3.63m x 2.52m) Double doors to rear garden.
- Kitchen:
10'9" x 7'10" (3.27m x 2.38m) Range of units, electric oven, gas hob with extractor hood over, integrated dishwasher.
- Utility Room:
7'11" x 7'9" (2.42m x 2.36m) Door to outside, door to garage.

FIRST FLOOR

- Landing:
Hatch to loft space, airing cupboard.
- Bedroom 1:
12'6" x 11'7" (3.82m x 3.52m) Range of wall to wall fitted wardrobes.
- Bedroom 2:
11'7" x 9'9" (3.52m x 2.97m)
- Bedroom 3:
9'5" x 6'10" (2.88m x 2.09m)
- Bathroom:
Suite comprising bath with shower unit over, wash basin, WC, tiled floor.

OUTSIDE

- Front:
To the front of the property is a driveway leading to the garage and adjacent garden with path to front door and side path and gate to rear garden.

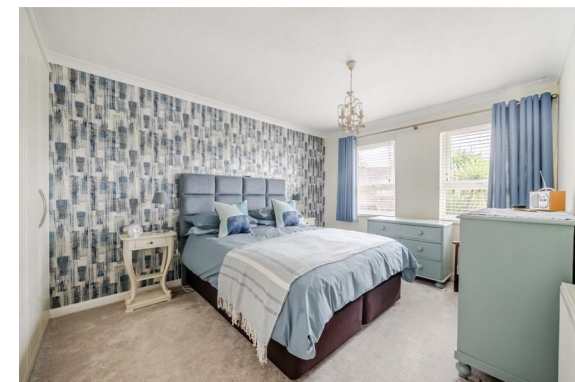
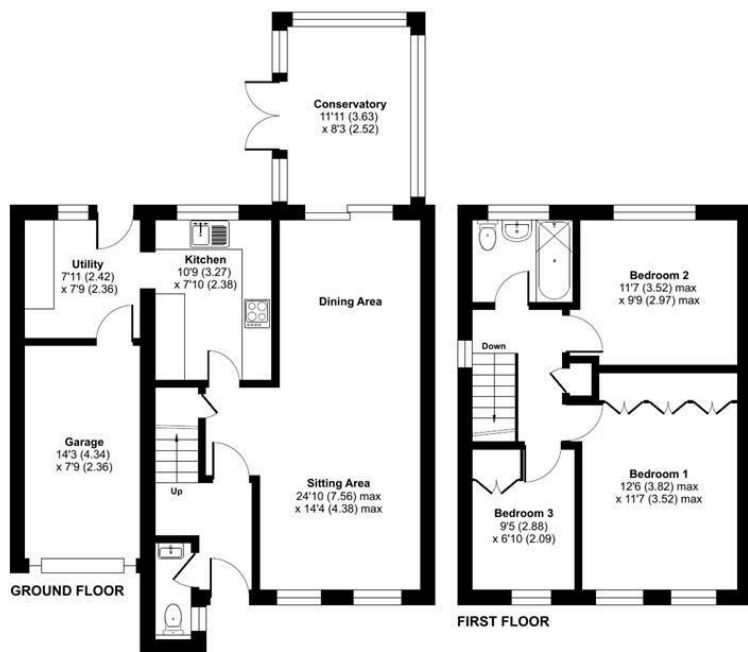
- Rear Garden:
Adjoining the house is a patio leading onto a lawned area surrounded by well stocked borders and enclosed by fencing. Approximately 32' x 31'

OTHER INFORMATION

- Tenure
Freehold
- Approximate Age:
1980
- Approximate Area:
108.9sqm/1174sqft (Including garage)
- Sellers Position
No forward chain
- Heating:
Gas central heating
- Windows:
UPVC double glazed windows
- Infant/Junior School:
Hiltingbury Infant/Junior School
- Secondary School:
Thornden Secondary School
- Council Tax:
Band D
- 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.
- Agents Note:
Please be advised that this property is connected to an employee of Sparks Ellison Ltd.

Ground Floor = 624 sq ft / 57.9 sq m
 First Floor = 440 sq ft / 40.8 sq m
 Garage = 110 sq ft / 10.2 sq m
 Total = 1174 sq ft / 108.9 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	EU Directive 2002/91/EC	

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.



