



sparks ellison

17 Milford Gardens, Chandler's Ford, SO53 2HY

£220,000

Welcome to this stunning first-floor maisonette located in the desirable area of Milford Gardens, Chandler's Ford. This charming property boasts two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home office space. Upon entering, you will be greeted by a beautifully re-fitted kitchen that combines modern design with functionality, perfect for those who enjoy cooking and entertaining. The modern bathroom has also been thoughtfully updated, ensuring a fresh and inviting atmosphere. One of the additional features of this maisonette is the private garden to the rear, providing a tranquil outdoor space for relaxation or gardening enthusiasts. Additionally, the property includes a garage, offering convenient storage or parking options. Situated in a central location, this home is conveniently close to all local amenities, including shops, schools, and transport links, making it easy to access everything you need. Whether you are commuting to work or enjoying a leisurely day out, the excellent transport connections will serve you well. This maisonette presents a wonderful opportunity to enjoy modern living in a sought-after area. Do not miss your chance to make this delightful property your new home.

ACCOMMODATION

Entrance lobby:

Stairs to first floor hallway.

Hallway:

Storage cupboard, hatch to loft space.

Living room:

14'3" x 11'9" (4.34m x 3.59m)

Kitchen:

11'4" x 8'2" (3.46m x 2.48m) Refitted with an attractive range of grey shaker style units, electric oven, induction hob with extractor hood over, integrated fridge freezer, space and plumbing for washing machine.

Bedroom 1:

14'10" x 9'10" (4.51m x 2.99m) Built in double wardrobe.

Bedroom 2:

11'4" x 9'11" (3.46m x 3.01m) Built in single wardrobe.

Bathroom:

Modern suite comprising bath with mixer tap and shower unit over, wash basin with cupboard under, cupboard housing boiler.

Cloakroom:

WC, sink unit.

OUTSIDE

Rear garden:

Approximately 25 ft x 21 ft, rear gate to garage.

Garage:

The central garage with a white door in a block of 7.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

189 years from June 1969

Ground Rent:

£100 per annum

Approximate Age:

1969

Approximate Area:

870 sq ft / 80.7 sq m

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded, light connected.

Infant/Junior School:

Fryern Infant School / Fryern Junior School

Secondary School:

The Toynbee School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

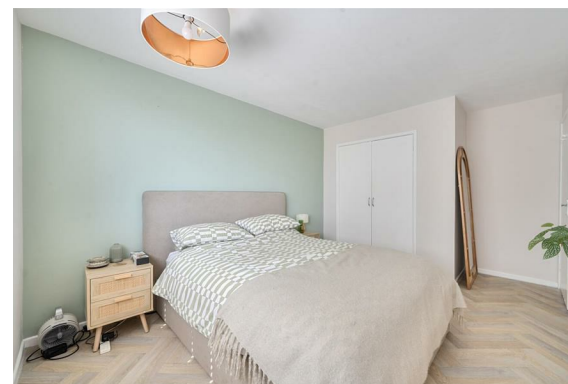
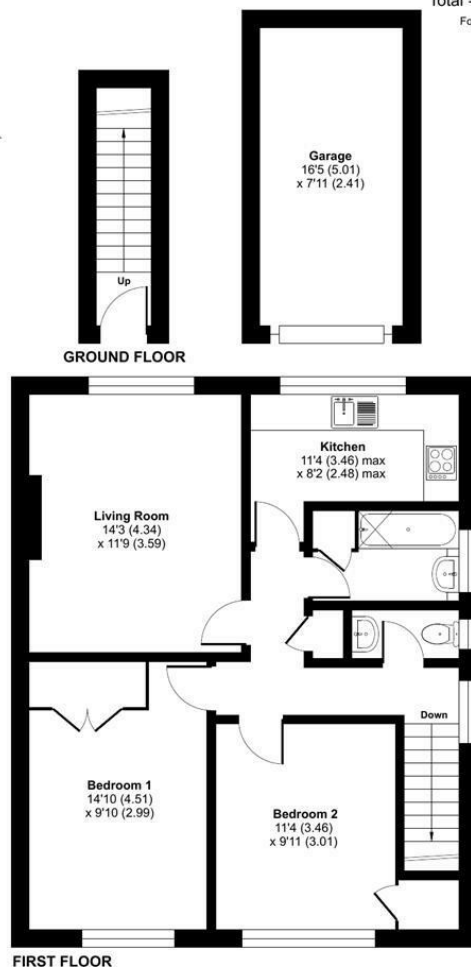
Band B

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 = 40 sq ft / 3.7 sq m
 First Floor = 700 sq ft / 65 sq m
 Garage = 130 sq ft / 12 sq m
 Total = 870 sq ft / 80.7 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	

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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.



