



sparks ellison

17 Cambridge Drive, Chandler's Ford, SO53 3BX

£300,000

Situated in the sought after area of Chandler’s Ford, this well presented three-bedroom terraced home offers a great balance of space and modern living. The ground floor features a welcoming entrance hall, a convenient cloakroom, and an open-plan kitchen/dining area leading through to the sitting room at the rear, creating a bright and sociable living space ideal for both everyday living. Upstairs, there are three well proportioned bedrooms and a modern family bathroom, providing comfortable accommodation for families. Outside, the property benefits from a pleasant rear garden, offering a private space to relax. To the front, there is potential to create off-road parking, subject to the usual consents. A great opportunity to purchase a well maintained home in a popular and convenient location with local amenities including Asda nearby as well as easy access gained onto the M3 & M27 motorways.

ACCOMMODATION

Ground Floor

Hallway:
Stairs to first floor, understair storage cupboard and separate utility space.

Cloakroom:
White suite comprising WC and wash basin.

Kitchen/Dining room:
18'7" x 9'4" (5.67m x 2.85m) Range of units and space for fridge/freezer, washing machine and gas cooker. Built in larder cupboard.

Sitting room:
15'9" x 10'6" (4.80m x 3.19m) Door to rear garden and electric fireplace.

First floor

Landing:
Airing cupboard/storage.

Bedroom 1:
13'6" x 9'6" (4.11m x 2.90m) Built in/walk-in wardrobe.

Bedroom 2:
12'9" x 9'6" (3.88m x 2.90m) Fitted wardrobes.

Bedroom 3:
8'5" x 6'8" (2.58m x 2.04m) Fitted wardrobes.

Bathroom:
Suite comprising bath with shower over, WC, wash basin with cupboard under.

OUTSIDE

Front:
Enclosed by fencing, landscaped and a path to the front door. Potential to make a driveway subject to usual planning consents.

Rear:
Patio space, steps to the rear gate and garden shed. Outside store.

Store:
6'10" x 4'6" (2.10m x 1.36m)

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1976

Approximate Area:
971 sq ft / 90 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas warm air heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with connected ladder

Infant/Junior School:
Nightingale Primary School

Secondary School:
Crestwood Community School

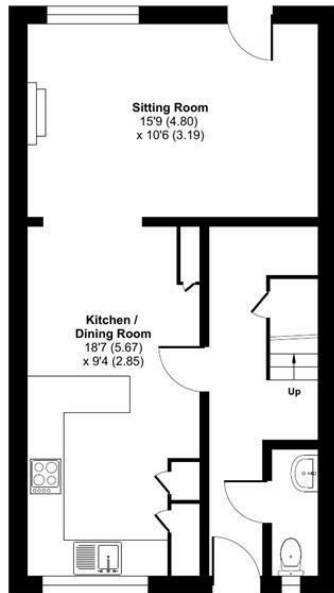
Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band C

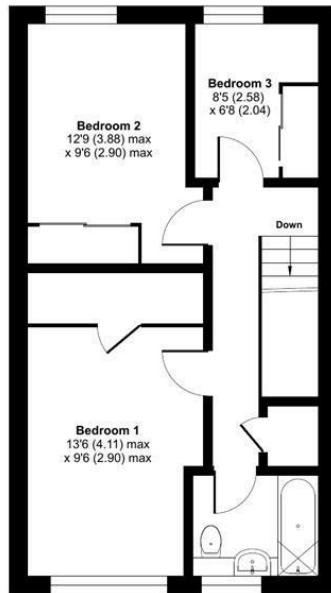
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

Agents Note:
Please note: This property is of non-standard construction [Poured concrete/shuttered]. Prospective purchasers are advised to verify mortgageability with their lender before incurring costs.

Ground Floor = 470 sq ft / 43.6 sq m
 First Floor = 470 sq ft / 43.6 sq m
 Garage = 31 sq ft / 2.8 sq m
 Total = 971 sq ft / 90 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST 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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 Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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