



se sparks ellison  
For Sale



sparks ellison

57 Hursley Road, Chandler's Ford, SO53 2FS

£350,000

Located on Hursley Road in the centre of Chandler's Ford, this delightful semi-detached house presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for both relaxation and entertaining. The character of the house shines through, although it would benefit from some modernisation, allowing you to put your personal touch on the interiors. The layout is practical, making it ideal for families or professionals seeking a comfortable living environment. At the front, there is convenient parking for two cars, a valuable feature in this sought-after location. The property is offered with no forward chain. One of the standout features of this home is its proximity to local shops, Chandler's Ford railway station, and various amenities, all within walking distance. This makes it an ideal choice for those who appreciate the convenience of urban living while still enjoying the benefits of a residential area. The rear garden, which is generously sized, provides a perfect space for outdoor activities, gardening, or simply unwinding. In summary, this semi-detached house on Hursley Road is a fantastic opportunity for buyers looking to invest in a property with potential in a desirable location. With its character, space, and convenient amenities nearby, it is sure to attract interest from a variety of buyers.

ACCOMMODATION

Ground Floor

Open porch:

Front door to.

Reception hall:

Stairs to first floor.

Sitting room:

12'0" x 11'11" (3.66m x 3.64m) Bay window, fireplace, stripped wooden floor.

Dining room:

15'7" x 12'0" (4.75m x 3.66m) Fireplace, storage cupboards, stripped wooden floor.

Lobby:

Door to rear garden.

Kitchen:

9'9" x 9'0" (2.98m x 2.74m) Range of units, space and plumbing for appliances, boiler.

Bathroom:

Suite comprising bath with electric shower over, wash basin, WC, tiled walls and floor.

First Floor

Landing:

Hatch to loft space, airing cupboard.

Bedroom 1:

15'7" x 14'1" (4.76m x 4.30m) Bay window.

En-suite:

Suite comprising shower cubicle, wash basin, WC.

Bedroom 2:

10'4" x 8'11" (3.16m x 2.73m)

Bedroom 3:

12'0" x 9'7" (3.65mx 2.92m)

OUTSIDE

Front:

To the front of the property is parking for two vehicles. To the side of the property is a shared access with next door and gate to rear garden.

Rear:

The rear garden measures approximately 80 ft x 18 ft. Adjoining the property is a terrace which steps down to a lawned area, enclosed by hedging and fencing, garden shed.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1910

Approximate Area:

1031 sq ft / 95.6 sq m

Sellers Position:

No forward chain

Heating:

Gas central heating

Loft Space:

Light connected, ladder connected

Infant/Junior School:

Chandler's Ford Infant School / Merdon Junior School

Secondary School:

The Toynbee School

Local Council:

Eastleigh Borough Council - 02380 688000

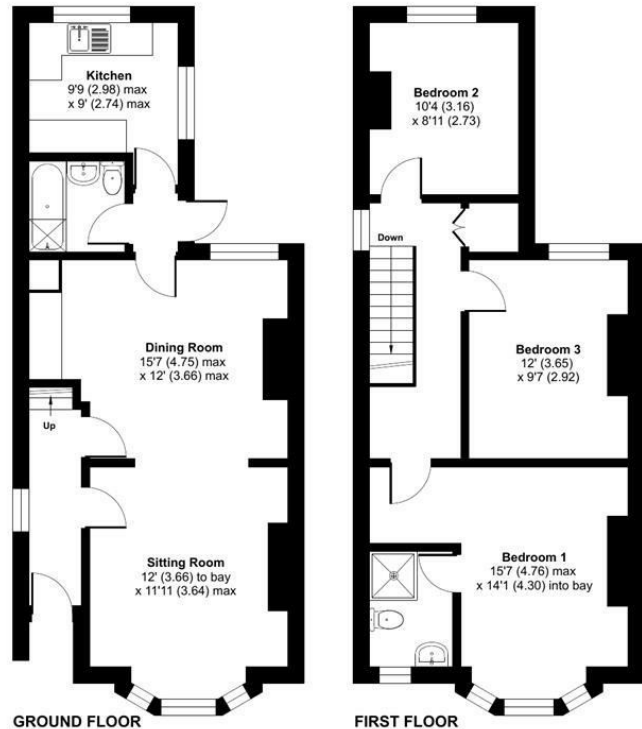
Council Tax:

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.

Ground Floor = 509 sq ft / 47.2 sq m  
 First Floor = 522 sq ft / 48.4 sq m  
 Total = 1031 sq ft / 95.6 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 |           |

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto: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.



