



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



sparks ellison

19 Charnwood Crescent, Chandler's Ford, SO53 5QN

£415,000

Located in the sought-after area of Charnwood Crescent, Hiltingbury, Chandler’s Ford, this well-presented three-bedroom semi-detached home offers practical and comfortable living, with a warm and welcoming feel throughout. Upstairs, there are three well-proportioned bedrooms and a conveniently located family bathroom. The ground floor comprises a spacious sitting room, a modern, well-equipped kitchen, and a cloakroom. To the rear, a conservatory provides additional living space with plenty of natural light and views over the pleasant secluded garden. The property also benefits from parking for multiple vehicles, adding to its overall practicality. A solid option for those looking for a well-located family home.

ACCOMMODATION

Ground floor

Porch:
Space for shoes and coats.

Sitting room:
18'3" x 13'6" (5.56m x 4.11m) Electric fireplace and stairs to first floor with storage under.

Kitchen/breakfast room:
14'4" x 10'6" (4.37m x 3.21m) Range of units comprising gas hob, electric oven and space for washing machine and fridge freezer.

Conservatory:
16'8" x 9'7" (5.08m x 2.93m) Gas central heating, space for dining and French doors to the garden.

Rear porch:
Built-in cupboard

Cloakroom:
Comprising WC.

First floor

Bedroom 1:
12'3" x 10'1" (3.73m x 3.07m) Built-in wardrobe

Bedroom 2:
10'0" x 8'11" (3.05m x 2.73m) Built in wardrobe

Bedroom 3:
8'9" x 7'9" (2.66m x 2.37m)

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

OUTSIDE

Front:
Shingle driveway for multiple vehicles and lawn area

Rear garden:
Lawn area and path leading to side garage and patio at the rear

Garage:
Storage space: 9'3" x 7'10" (2.38m x 2.81m) Hobby room: 7'10" x 7'8" (2.38m x 2.33m)
Half converted to hobby room and remaining storage space.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1960

Approximate Area:
1222 sq ft / 113.4 sq m

Sellers Position:
Offer made on property, provisionally accepted subject to sale of existing property

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded, connected light, connected ladder

Infant/Junior School:
Hiltingbury Infant School / Hiltingbury Junior School

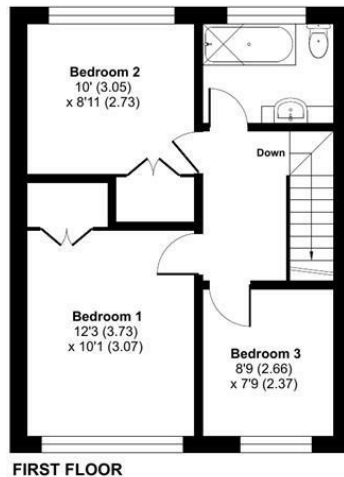
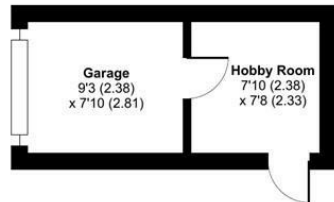
Secondary School:
Thornden School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band D

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 = 639 sq ft / 59.3 sq m
 First Floor = 447 sq ft / 41.5 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 1222 sq ft / 113.4 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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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.



