



sparks ellison

10 Beresford Road, Chandler's Ford, SO53 2LW

£365,000

A three bedroom detached family home situated in a convenient position with easy access to local schools and the town centre along with ease for commuting to the M27 and M3 motorways, mainline railway stations and the airport as well as Eastleigh, Southampton and Winchester. The ground floor provides a good size sitting room to the front with a kitchen/dining room opening into a conservatory at the rear. All three bedrooms boast fitted furniture with the master bedroom benefitting from an en suite. Externally there are gardens to the front and rear with a driveway providing parking for approximately 4 vehicles with the additional benefit of a detached garage. The property would benefit from some general updating and is offered for sale with no forward chain.

ACCOMMODATION

Ground floor

Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

Sitting Room:

14'11" x 11'4" (4.55m x 3.46m) Fireplace surround and hearth, the gas fire has been disconnected.

Kitchen/Dining Room:

14'10" x 8'10" (4.53m x 2.69m) Space and point for cooker, space and plumbing for washing machine, space for fridge freezer, space for table and chairs, wall mounted boiler.

Conservatory:

9'3" x 7'6" (2.83m x 2.29m)

First Floor

Bedroom 1:

14'11" x 8'11" (4.55m x 2.73m) Range of built in furniture incorporating wardrobes and chest of drawers, built in airing cupboard housing hot water tank.

En-suite:

Comprising shower cubicle, wash hand basin, WC. (Access to the en suite is via one of the wardrobe doors)

Bedroom 2:

8'8" x 8'6" (2.63m x 2.59m) Built in furniture incorporating hanging, cupboard and shelving space.

Bedroom 3:

11'7" x 6'5" (3.53m x 1.96m) Built in furniture incorporating hanging, shelving and drawer space.

Bathroom:

Comprising bath with shower over, wash hand basin, WC.

OUTSIDE

Front:

Area laid to lawn, driveway providing off road parking alongside the property leading to the garage. There is an outside tap along the side of the property.

Rear Garden:

Measures approximately 45' x 19' and comprises area laid to lawn, paved patio areas, large garden shed.

Garage:

16'4" x 9'1" (4.97m x 2.76m) With up and over door.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1987

Approximate Area:

1040 sq ft / 96.5 sq m

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Fryern Infant School / Fryern Junior School

Secondary School:

The Toynbee School

Local Council:

Eastleigh Borough Council - 02380 688000

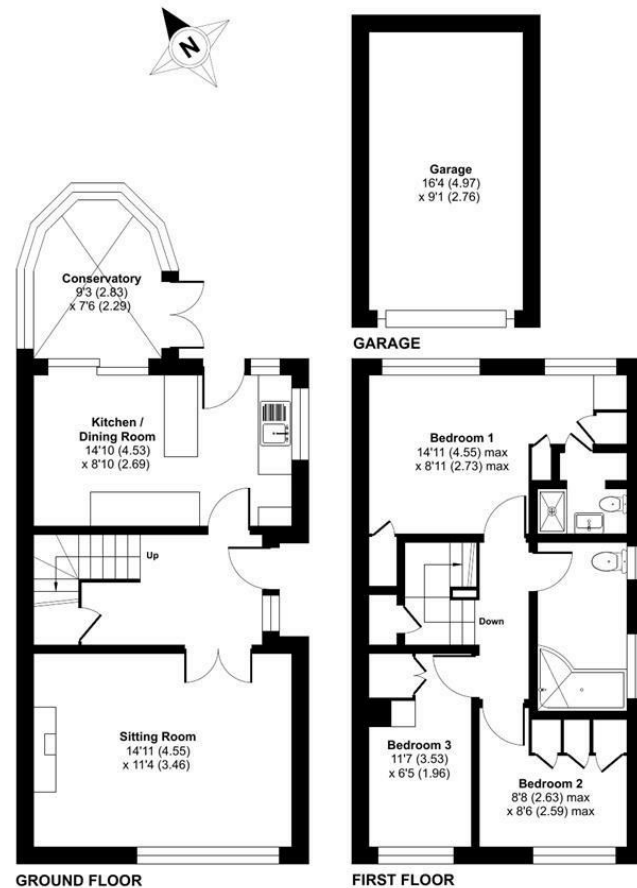
Council Tax:

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 = 474 sq ft / 44 sq m
 First Floor = 418 sq ft / 38.8 sq m
 Garage = 148 sq ft / 13.7 sq m
 Total = 1040 sq ft / 96.5 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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