



45 Avon Green, Chandler's Ford, SO53 2NL

£335,000

Located in a cul-de-sac in the heart of Chandler's Ford, this exceptional end terrace home offers a perfect blend of comfort and convenience. With three well proportioned bedrooms, this property is ideal for families or those seeking extra space. The split level design enhances the sense of space, featuring a generous living room that invites relaxation and social gatherings. The modern kitchen/dining room has been thoughtfully re-fitted, providing a stylish and functional area for culinary pursuits and family meals. The re-fitted bathroom adds a contemporary touch, ensuring that all amenities are up to date and in excellent condition. Throughout the home, you will find it well presented, making it ready for you to move in and make it your own. Additionally, the property benefits from a garage located in a nearby block, offering secure parking and extra storage options. Its prime location means you are conveniently close to local schools, the centre of Chandler's Ford, and easy access to major motorways, making commuting a breeze. Do not miss the opportunity to view this charming residence.

ACCOMMODATION

Ground Floor

Reception hall:
Coats cupboard.

Sitting room:
17'3" x 11'11" (5.27m x 3.63m) Cupboards and shelving.

Lobby:
Steps up to kitchen/dining room, storage cupboard.

Kitchen/Dining room:
17'1" x 11'11" (5.21m x 3.63m) The kitchen area is fitted with a range of dark grey units comprising cupboards and drawers, electric double oven, gas hob with extractor hood over, space and plumbing for further appliances, breakfast bar. The dining area affords space for table and chairs, double doors to rear garden.

Half landing:

Bedroom 1:
13'7" x 11'7" (4.15m x 3.52m)

Bedroom 3:
9'1" x 7'5" (2.78m x 2.25m)

Top floor landing:
Hatch to loft space, airing cupboard.

Bedroom 2:
12'2" x 9'1" (3.70m x 2.77m)

Bathroom:
Refitted modern suite comprising bath with mixer tap, separate shower unit over, glazed screen, wash basin with cupboard under, WC, tiled floor.

OUTSIDE

Front:
To the front of the property is a good sized garden enclosed by picket fencing with lawned areas and pathway to front door.

Rear garden:
The rear garden measures approximately 27 ft x 27 ft and comprises of two main patio areas, pergola, garden shed and side access.

Garage:
15'8" x 8'3" (4.78m x 2.52m) A single garage is located in a nearby block.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1970's

Approximate Area:
988 sq ft / 91.6 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with connected light and ladder.

Infant/Junior School:
Fryern Infant School / Fryern Junior School

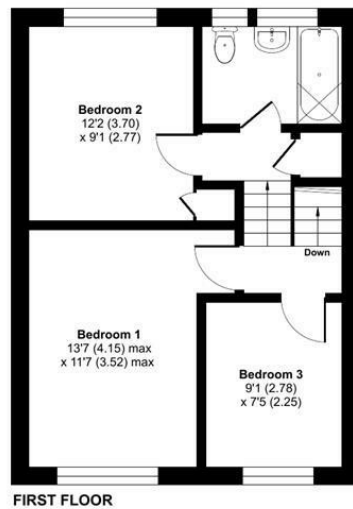
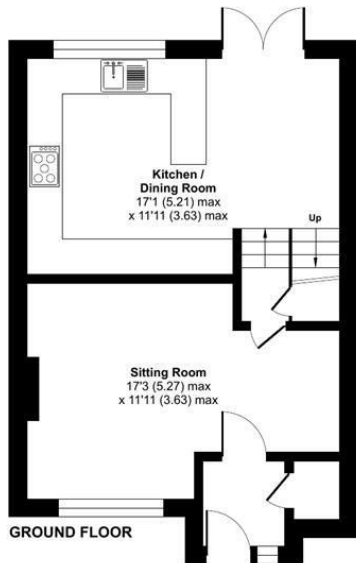
Secondary School:
The Toynbee School

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 = 437 sq ft / 40.5 sq m
 First Floor = 421 sq ft / 39.1 sq m
 Garage = 130 sq ft / 12 sq m
 Total = 988 sq ft / 91.6 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

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