



sparks ellison

25 Rusland Close, Chandler's Ford, SO53 1SD

£315,000

Situated in a quiet cul-de-sac in Chandler’s Ford, this well-presented two-bedroom terraced home offers a bright and contemporary living space. The ground floor features a spacious reception room that flows into a modern, refitted kitchen, which has been extended to create a dedicated dining area, ideal for entertaining. Upstairs are two well proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from off road parking for two vehicles and a private rear garden that backs onto local allotments. Located on Rusland Close, the property is within easy walking distance of local shops, amenities, and Chandler's Ford railway station on Hursley Road, making it an excellent option for commuters, first-time buyers, or small families.

ACCOMMODATION

Ground Floor

Entrance hall:

**Sitting room:**  
13'8" x 13'3" (4.16m x 4.04m) Window shutters, stairs to first floor with cupboard under.

**Kitchen:**  
13'3" x 10'11" (4.03m x 3.33m) A comprehensive and refitted range of modern grey gloss units, Range style oven with extractor hood over, space and plumbing for further appliances.

**Dining room:**  
8'10" x 7'5" (2.69m x 2.25m) Double doors to rear garden.

First Floor

**Landing:**  
Airing cupboard, boiler.

**Bedroom 1:**  
13'3" x 12'2" (4.04m x 3.71m) Bow window, fitted shelving.

**Bedroom 2:**  
10'3" x 6'8" (3.13m x 2.03m) Built in wardrobe, view over the allotments.

**Bathroom:**  
Modern suite comprising bath with mixer tap, separate shower unit, glazed screen, wash basin with cupboard under, WC, hatch to loft space.

OUTSIDE

**Front:**  
To the front of the property is a parking space and path to front door.

**Rear garden:**  
The rear garden measures approximately 37 ft x 14 ft and backs onto the allotments, two sheds are located behind the garden. Outside bar area, decking and artificial lawn.

**Parking:**  
A further allocated parking space is located in the parking area nearby.

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1980's

**Approximate Area:**  
772 sq ft / 71.6 sq m

**Sellers Position:**  
Looking for a forward purchase

**Heating:**  
Gas central heating

**Windows:**  
Wooden double glazed

**Loft Space:**  
Boarded with connected light and connected ladder

**Infant/Junior School:**  
Chandler's Ford Infant School / Merdon Junior School

**Secondary School:**  
Thornden School

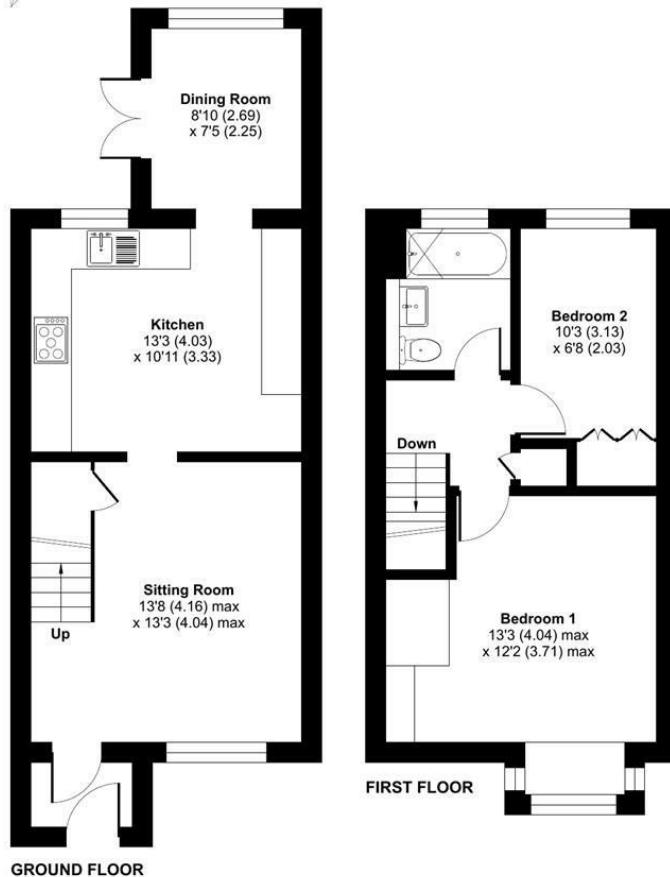
**Local Council:**  
Eastleigh Borough Council - 02380 688000

**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 = 426 sq ft / 39.5 sq m  
First Floor = 346 sq ft / 32.1 sq m  
Total = 772 sq ft / 71.6 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 |           |

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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.



