



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

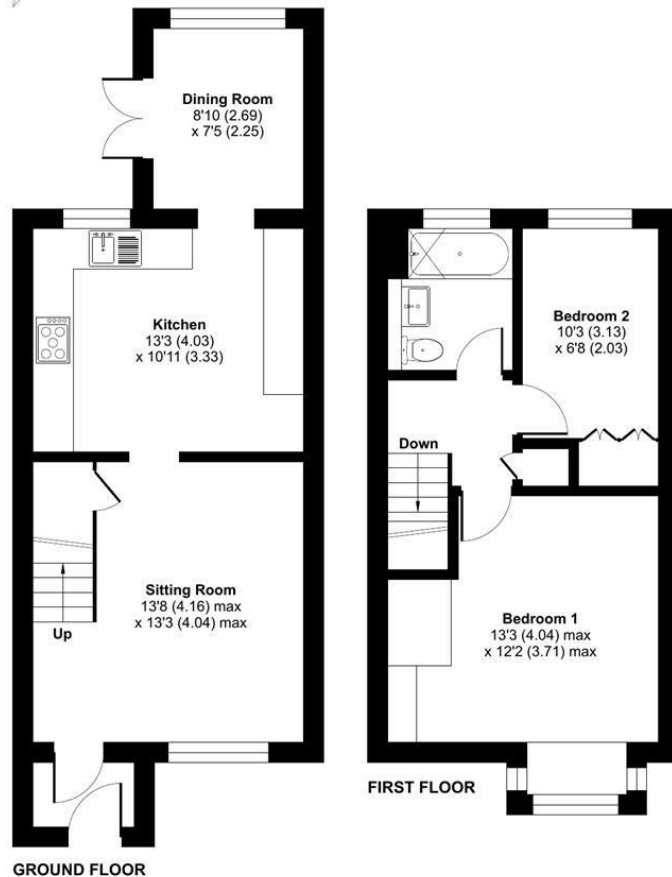
Local Council:
Eastleigh Borough Council - 02380 688000

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) 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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