



sparks ellison

75 Sycamore Avenue, Chandler's Ford, SO53 5RG

£300,000

Situated on the popular Sycamore Avenue in Chandler's Ford, this spacious three bedroom semi detached house presents an excellent opportunity for buyers looking to create their ideal home. The property benefits from a generous sitting room, enhanced by a side extension that provides versatile additional space, ideal as a dining area, study, or family room. This flexibility is sure to appeal to a wide range of buyers. Upstairs, there are three well proportioned bedrooms, all offering comfortable accommodation, along with a neat family bathroom serving the first floor. Outside, the property benefits from a garage and parking to the rear, providing practical off road parking. While the home would benefit from modernisation throughout, it offers fantastic potential for a purchaser to update and personalise to their own taste, creating a wonderful long term family home. Situated within Hiltingbury & Thornden School Catchment as well as being nearby to Woodland Walks such as Hiltingbury Lakes and Hocombe Mead. Easy access can also be gained onto the M3 & M27.

ACCOMMODATION

Ground Floor

Entrance Lobby:

Sitting Room:
18'3" x 13'6" (5.55m x 4.12m) Stairs to first floor. Double doors to Kitchen, open to Dining Room.

Dining Room:
11'9" x 5'5" (3.58m x 1.64m)

Kitchen:
11'9" x 10'3" (3.59m x 3.12m) Range of fitted units with plumbing for washing machine, sink with drainer, wall mounted boiler, gas hob, double oven, space for fridge freezer.

Lobby:
Door to rear garden. Door to Cloakroom.

Cloakroom:
WC

First Floor:

Bedroom 1:
13'6" x 10'0" (4.12m x 3.05m)

Bedroom 2:
10'3" x 9'11" (3.13m x 3.03m) Double built in wardrobes.

Bedroom 3:
9'0" x 7'9" (2.75m x 2.37m)

Bathroom:
Bath with shower over, WC, wash habd basin with cupboard under, tiled walls.

OUTSIDE:

Front:
Lawned area and steps to front door.

Rear Garden:
Patio area and lawn, storage shed. Gate to rear and enclosed by brick wall and metal fencing. East facing and measuring approx. 22 ft x 20ft max

Garage:
19'0" x 7'1" (5.79m x 2.16m) Located at the rear with up and over door.

OTHER INFORMATION:

Tenure:
Freehold

Approximate Age:
1964

Approximate Area:
1119 sq ft / 103.8 sq m (including garage)

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Fully boarded with ladder and light connected

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

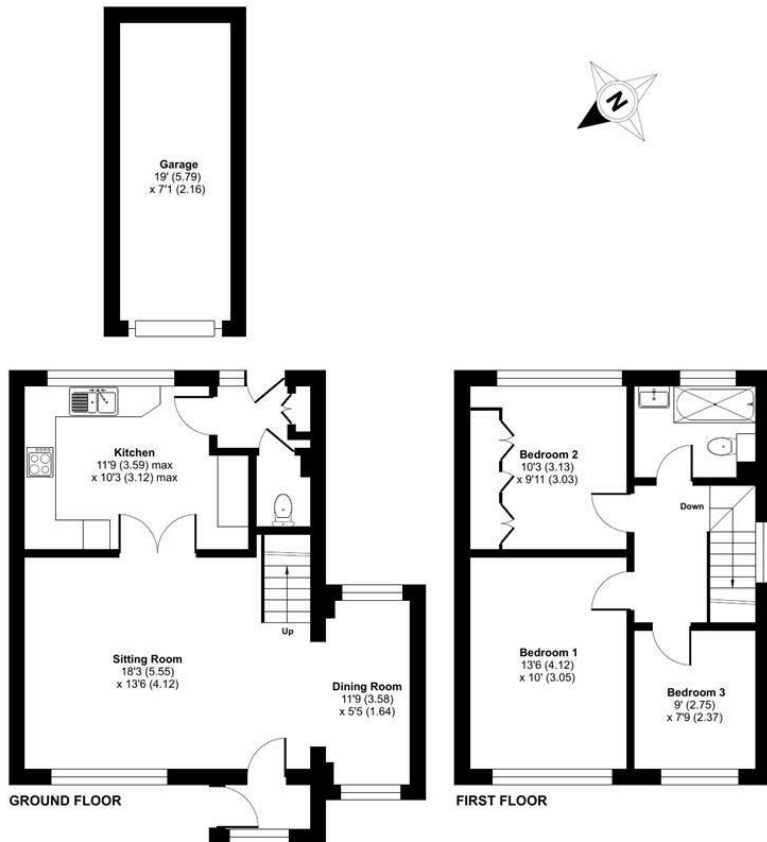
Secondary School:
Thornden School

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 = 540 sq ft / 50.1 sq m
 First Floor = 444 sq ft / 41.2 sq m
 Garage = 135 sq ft / 12.5 sq m
 Total = 1119 sq ft / 103.8 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	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
 Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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