



16 Julius Close, Chandler's Ford, SO53 2AB

£425,000

Located in the popular Julius Close area of Chandler's Ford, this well presented link detached house offers spacious and practical accommodation throughout. The ground floor features a generous sitting/dining room, a well appointed kitchen, and a useful utility/shower room. Upstairs, there are four well proportioned bedrooms and a modern family bathroom. The property is conveniently situated close to Chandler's Ford centre, with easy access to local amenities including Fryern Surgery, shops, and cafés. It also falls within the catchment area for Thornden School, making it an attractive option for families. Offering comfortable living space in a sought after location, this is a well maintained home ready for its next owners.

ACCOMMODATION

Ground Floor

Entrance Hall:

Sitting/Dining Room:

25'3" x 11'8" (7.69m x 3.56m) Sliding door onto rear garden and electric fireplace.

Kitchen:

9'6" x 7'9" (2.90m x 2.37m) Range of units comprising integrated gas hob, electric oven and space for a dishwasher.

Utility:

11'0" x 5'3" (3.36m x 1.60m) Space for washing machine and fridge/freezer with door to rear garden and integral access to garage.

Shower Room:

Modern suite comprising WC, wash basin with cupboard under and shower cubicle with glass screen.

First floor

Landing:

Access to loft.

Bedroom 1:

13'6" x 9'7" (4.12m x 2.93m) Fitted wardrobes.

Bedroom 2:

11'5" x 11'4" (3.49m x 3.45m) Fitted wardrobes.

Bedroom 3:

10'11" x 8'0" (3.33m x 2.45m)

Bedroom 4:

10'8" x 7'5" (3.24m x 2.26m) Built-in cupboard over the stairs.

Bathroom:

Suite re-fitted in 2019 comprising WC, wash basin with cupboard under and bath with shower over.

OUTSIDE

Front:

Driveway parking, lawn area with hedge bordering.

Rear Garden:

Large decking, brick paved patio area and lawned space. Measuring approx. 32ft x 30ft and East facing.

Garage:

Electric garage door and space for tumble dryer.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1972

Approximate Area:

1250 sq ft / 115.9 sq m (including garage)

Sellers Position:

Looking for a forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

UPVC double glazing

Infant/Junior School:

Scantabout Primary School

Secondary School:

Thornden School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

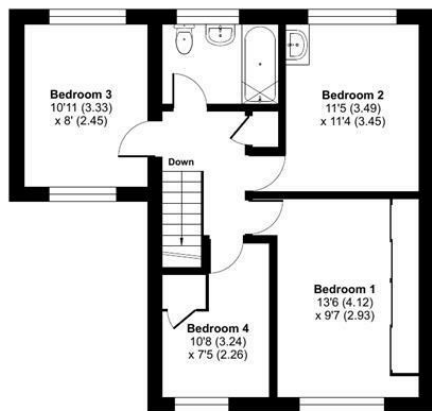
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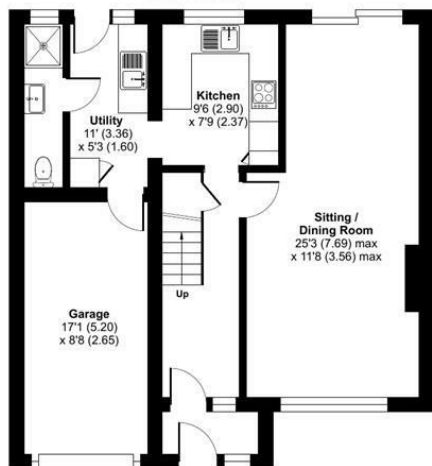
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Ground Floor = 566 sq ft / 52.5 sq m
 First Floor = 541 sq ft / 50.2 sq m
 Garage = 143 sq ft / 13.2 sq m
 Total = 1250 sq ft / 115.9 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2026. Produced for Sparks Ellison. REF: 1471179

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