



sparks ellison

3 Violet Close, Chandler's Ford, SO53 4LP

£300,000

Situated in the sought after Knightwood Park area of Chandler's Ford, this well presented two bedroom terraced home on Violet Close is ideal for first time buyers, downsizers, or investors. The ground floor comprises a recently refitted kitchen at the front of the property, a downstairs cloakroom, and a spacious sitting room at the rear. The conservatory provides an excellent dining area and overlooks the private garden. Upstairs, there are two well proportioned bedrooms and a family bathroom. Outside, the property benefits from allocated parking for two vehicles in tandem and a private south westerly facing garden. Knightwood Park is a popular location with green open spaces, a children's play area, and Knightwood Leisure Centre all within easy reach. The property also benefits from convenient access to local amenities along Pilgrims Close or the centre of Chandler's Ford. Transport links are also within close distance to gain access to Winchester and Southampton.

ACCOMMODATION

Ground Floor

Entrance Hall:

Access to each room downstairs.

Cloakroom:

Comprising WC and wash hand basin.

Kitchen:

8'0" x 6'4" (2.44m x 1.93m) Fitted units, sink unit, induction hob, integrated electric oven with fitted extractor over. Space for a washing machine and space for a fridge.

Sitting Room:

15'0" x 12'6" (4.57m x 3.81m) Stairs to the first floor and doors leading through to the conservatory. Electric fireplace.

Conservatory:

7'3" x 6'7" (2.21m x 2.01m) Used as a dining area and doors opening onto the rear garden.

First Floor

Landing:

Access to loft hatch.

Bedroom 1:

12'7" x 8'1" max (3.84m x 2.46m) Built in wardrobe.

Bedroom 2:

12'7" x 8'2" max (3.84m x 2.49m) Built in wardrobe, airing cupboard.

Bathroom:

Bath with shower over, wash hand basin and WC.

OUTSIDE

Front:

Pathway to front door.

Rear Garden:

Measuring approx. 31' x 12'. Area laid to lawn, shrub border and garden shed.

Parking:

Allocated parking for two vehicles to the left of the property.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1995

Approximate Area:

643sqft/59.7sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating and electric fireplace in the lounge

Windows:

UPVC double glazing

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Knightwood Primary School / St Francis C of E Primary School

Secondary School:

Thornden Secondary School

Local Council:

Test Valley Borough Council

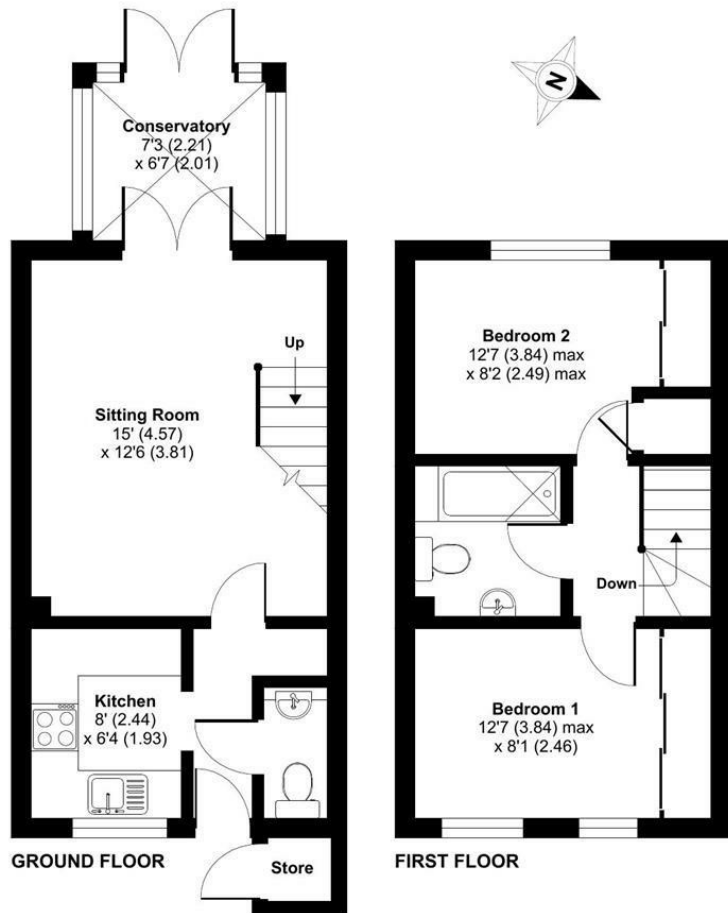
Council Tax:

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 = 349 sq ft / 32.4 sq m (exclude store)
 First Floor = 294 sq ft / 27.3 sq m
 Total = 643 sq ft / 59.7 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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