



sparks ellison

50 Barn Piece, Chandler's Ford, SO53 4HP

£290,000

A modern two bedroom terraced home, ideally positioned within a popular cul-de-sac on the sought after Knightwood Park development. Offered for sale with no forward chain, the property presents an excellent opportunity for first time buyers, professional couples or investors seeking a well located and easily managed property. The accommodation comprises a sitting room, fitted kitchen and two bedrooms, complemented by an enclosed rear garden and parking for two vehicles. Knightwood Park is particularly popular due to its excellent range of local amenities, with Knightwood Leisure Centre, shops, health practices, schooling, a public house and attractive woodland walks all close by. The area also provides convenient access to Chandler's Ford and surrounding road and transport links. Barn Piece is situated within the catchment area for Thornden School, further enhancing the property's appeal to those looking for a well connected home in a popular residential location. An appealing proposition for both first time buyers and investors, this property combines modern, low-maintenance accommodation with a convenient location and the significant benefit of no onward chain.

ACCOMMODATION:

Ground Floor:

Entrance Hall:

Stairs to first floor.

Kitchen:

Built in electric oven, built in gas hob, integrated extractor hood, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, fitted breakfast bar.

First Floor:

Landing

Access to loft space,

Bedroom 1:

Built in airing cupboard.

Bedroom 2:

Bathroom:

OUTSIDE:

Front:

Area laid to white shingle, mature bush, pathway to front door, outside storage cupboard.

Rear Garden:

Measures approximately 38' x 13' and comprises paved patio area, area laid to shingle, garden shed, outside tap.

Parking:

There are 2 parking spaces at the front of the property.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1999

Approximate Area:

644 sq ft / 58.9 sq m

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Knightwood Primary School / St Francis C of E Primary School

Secondary School:

Thornden Secondary School

Local Council:

Test Valley Borough Council - 01264 368000

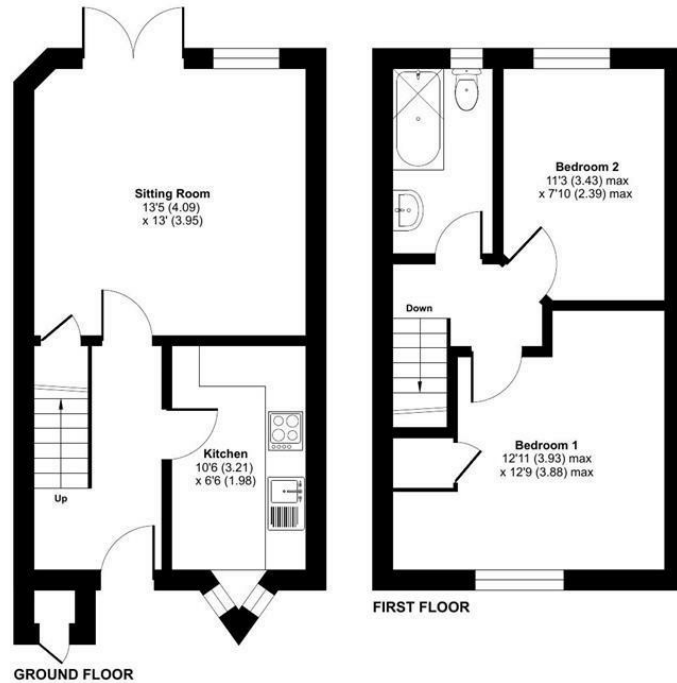
Council Tax:

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 = 323 sq ft / 30 sq m
 First Floor = 321 sq ft / 29.8 sq m
 Total = 644 sq ft / 58.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	74	
(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

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.



