



se sparks ellison
For Sale
020 825 5333 sparksellison.co.uk



sparks ellison

24 Thirlstane Firs, Chandler's Ford, SO53 4NX

£300,000

Situated in the popular area of Thirlstane Firs, Chandler's Ford, this three bedroom end of terrace house offers a great opportunity for someone looking to put their own stamp on a home. The property is well maintained throughout but would benefit from some general modernisation, providing plenty of scope to update and personalise it to your own taste. The ground floor offers a spacious sitting/dining room running along one side of the property, providing a good size area for both everyday living and entertaining. To the rear is a separate kitchen, with access to the outside. Upstairs, there are three well proportioned bedrooms, along with a family bathroom serving the accommodation. Outside, the property benefits from a garage situated at the front, along with driveway parking, which is a useful feature in this popular location. The location is particularly convenient, with the Number 1 bus route along Bournemouth Road and Tesco both just a short walk away. The property also enjoys a peaceful setting while being within walking distance of St. Francis School, as well as the shops and amenities at Pilgrims Close.

ACCOMMODATION

Ground Floor

Entrance Porch:

Sitting/Dining Room:

22'8" (6.92m) max x 15'1" (4.61m) max. Stairs to first floor.

Kitchen:

11'0" (3.36m) x 6'11" (2.12m). Range of units comprising space for a oven/hob, space for a fridge/freezer, space for a washing machine and door onto rear garden.

First Floor

Landing:

Access to loft space.

Bedroom 1

11'4" (3.45m) x 8'7" (2.62m)

Bedroom 2:

11'2" (3.40m) x 8'7" (2.62m)

Bedroom 3:

8'1" (2.46m) x 6'4" (1.94m)

Bathroom:

Suite comprising WC, wash basin and bath with shower over.

OUTSIDE

Front:

Steps leading to front door and area laid to lawn.

Rear Garden:

Measuring approximately 25' x 19' and south/easterly facing. Raised patio area

leading to a second raised patio area, bordered by fencing and backing onto woodland. Side access.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1986

Approximate Area:

701 sq ft / 65 sq m

Sellers Position:

Looking for a forward purchase

Heating:

Gas central heating

Windows:

Wooden framed double glazing

Infant/Junior School:

St Francis C of E Primary School

Secondary School:

The Toynbee School

Local Council:

Test Valley Borough Council - 01264 368000

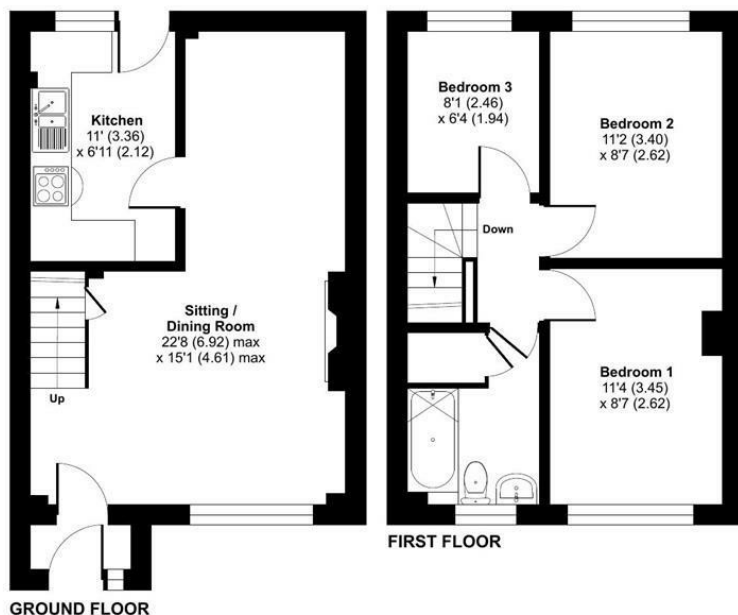
Council Tax:

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 = 358 sq ft / 33.2 sq m
 First Floor = 343 sq ft / 31.8 sq m
 Total = 701 sq ft / 65 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		87
(69-80) C	71	
(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.



