



26,, Conway Close, Chandlers Ford, , SO53 3NW
£275,000

Conway Close, Chandlers Ford - a delightful location for this superb starter home! Recently refurbished throughout, this property offers a fresh and modern feel, ready for you to move in and make it your own. The house features a lovely reception room, ideal for relaxing or entertaining guests. 2 bedrooms served by a modern three piece bathroom suite.

Situated in a popular area, you'll enjoy the convenience of off-road parking. The enclosed rear garden provides a private outdoor sanctuary, perfect for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends.

Don't miss out on the opportunity to make this lovely property your own - book a viewing today and start picturing your life in this wonderful home in Chandlers Ford!

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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A newly refurbished 2 bedroom semi detached.

The property is accessed from the road via a dropped kerb onto a bloc paved driveway providing off road parking. A canopied entrance porch with external courtesy light and enters via a six panel door opening onto

Garage 17'8" x 8'1" (5.39 x 2.47)

Accessed by a wooden up and over door or via a personal door from the rear garden.

The garage benefits from power and lighting and useful eaves storage.

Entrance hallway

Smooth plastered ceiling, ceiling light point, single panel radiator, power and telephone point. Wall mounted electric consumer unit. Laminate floor covering.

Staircase leading to the first floor landing with useful understairs storage cupboard.

Kitchen 9'1" x 5'10" (2.77 x 1.80)

The kitchen is fitted with a range of gloss fronted cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap over, four burner electric hob with a chimney style extractor hood over. Electric fan assisted oven, integrated washing machine and tall fridge / freezer.

Smooth plastered ceiling, ceiling light point, upvc double glazed window with leaded lights to the front aspect, continuation of the laminate floor covering from the entrance hallway.



Lounge 12'0" x 14'4" narrowing to 13'3" (3.68 x 4.39 narrowing to 4.05)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect and upvc opening double glazed door giving direct access onto the rear garden. Double panel radiator, provision of power points and telephone point.



Rear Garden

Stepping out onto an area laid to patio providing a very pleasant seating area. The garden is principally laid to lawn with a path leading down the garden to a second area of patio.

From the garden a personal door gives access into the garage.



First Floor

Accessed by a straight flight staircase from the entrance hallway, the landing has a smooth plastered ceiling, ceiling light point and a power point.

Bedroom 1 12'1" x 8'6" widening to 9'6" (3.69 x 2.61 widening to 2.92)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, double panel radiator and a provision of power points.

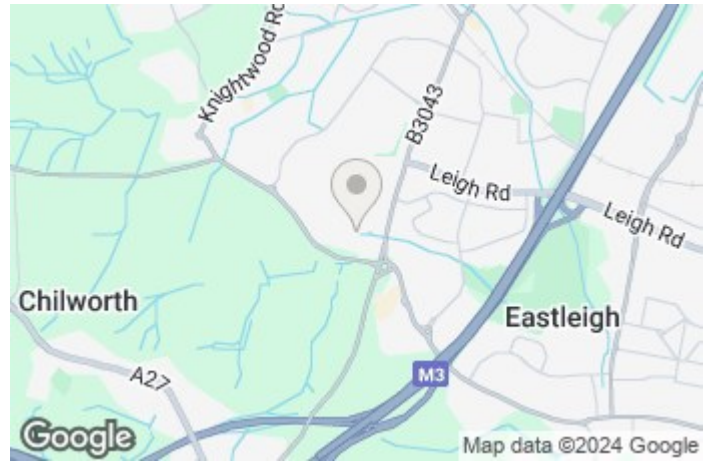
Council Tax Band C



Bedroom 2 8'7" x 7'10" (2.64 x 2.39)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect with lead lighting, double panel radiator and a provision of power points.

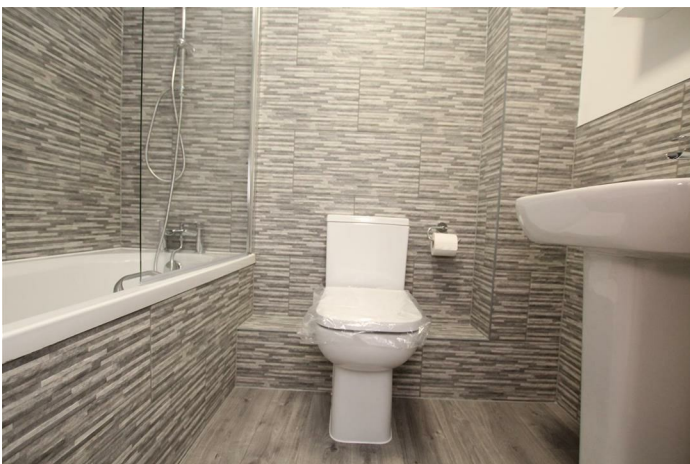
A six panel door opens to an airing cupboard housing the combination boiler. A further four panel door opens to a cupboard providing useful storage.

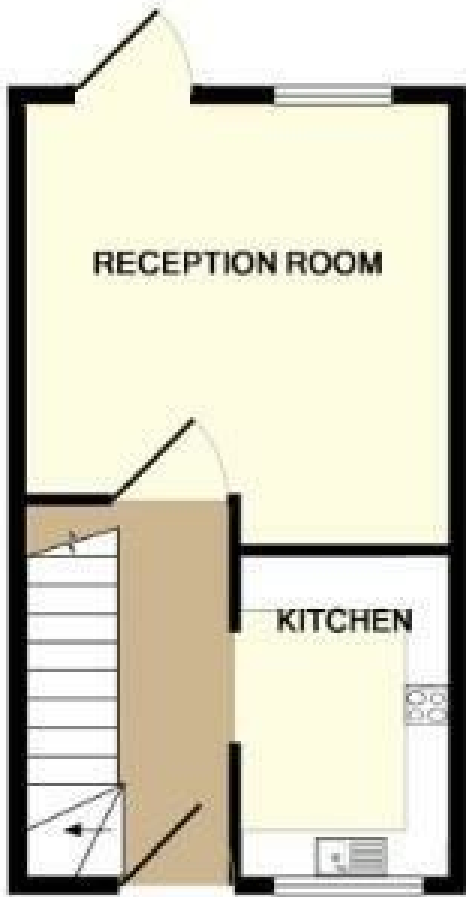


Bathroom 6'9" x 5'6" (2.07 x 1.70)

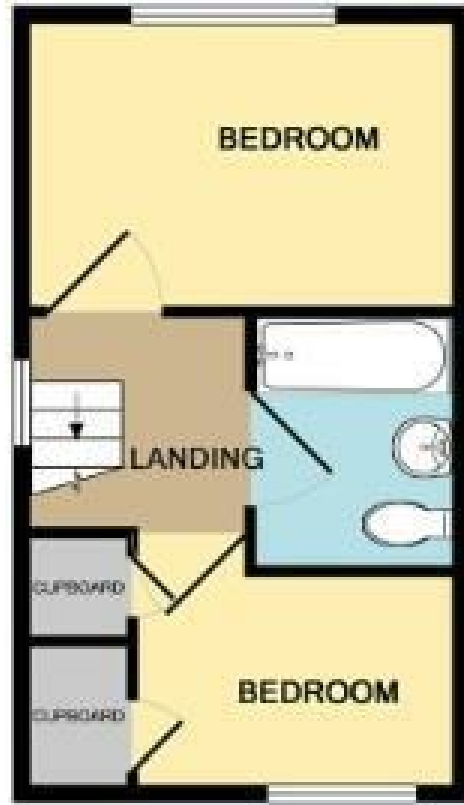
Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc with dual push flush, panel bath with mixer tap and shower attachment with dual head.

Smooth plastered ceiling, ceiling light point, extractor fan, linoleum floor covering, electric shavers point.





GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>89</p> <p>72</p>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC