



11 Meon Crescent, Chandler's Ford, SO53 2PA

£325,000

A modern three bedroom terrace home situated in a popular road within close proximity to the centre of Chandler's Ford and Toynbee school. There are local shops and Chandler's Ford Train Station within easy walking distance. The property boasts three bedrooms and a bathroom on the first floor, with a 17' Sitting Room and 12' x 11' kitchen along with a cloakroom on the ground floor. There is parking for two vehicles to the front and a garage located in a nearby block.

ACCOMMODATION:

Ground Floor:

Entrance Hall:

Built in storage cupboard, stairs to first floor, under stairs storage cupboards.

Cloakroom:

4'2" x 1'11" (1.27m x 0.58m) White suite with chrome fittings comprising wash hand basin, WC.

Kitchen:

12'4" x 11'4" (3.76m x 3.45m) Built in double oven, built in gas hob, fitted extractor hood, integrated fridge freezer, plumbing for dishwasher, plumbing for washing machine, boiler in cupboard.

Sitting Room:

17'1" x 13'4" (5.21m x 4.06m)

First Floor:

Landing:

Access to loft space, built in airing cupboard.

Bedroom 1:

13'9" x 9'6" (4.19m x 2.90m)

Bedroom 2:

12'2" x 8'7" (3.71m x 2.62m)

Bedroom 3:

9'4" x 7'3" (2.84m x 2.84m)

Bathroom:

7'11" x 5'5" (2.41m x 1.65m) Comprising bath with shower over, wash hand basin, WC.

OUTSIDE:

Front:

Parking for two vehicles.

Rear Garden:

Measures approximately 26' x 18' and comprises paved patio area, area laid to lawn, gate providing rear pedestrian access.

Garage:

There is a garage in a block located to the rear of the property, the garage for No.11 is the 5th garage on the right with a white garage door.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970's

Approximate Area:

99sqm/1066sqft (Including garage)

Sellers Position

Looking for forward purchase but have found a property to buy

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Local Council:

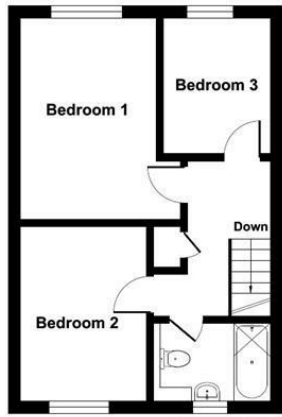
Eastleigh Borough Council - 02380 688000

Council Tax:

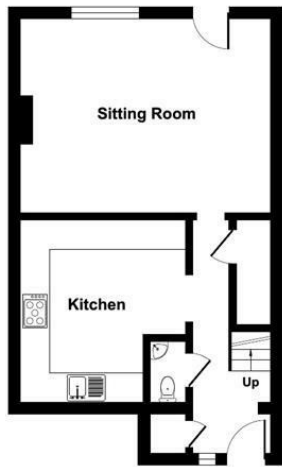
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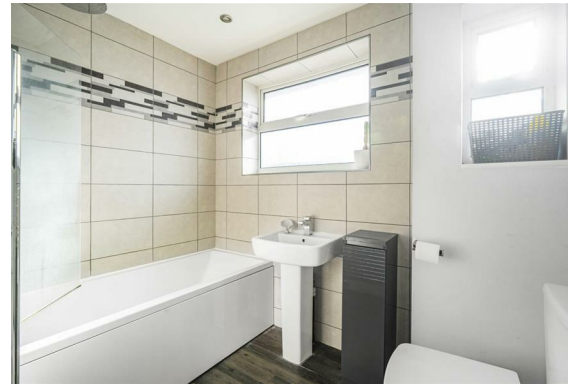
Ground Floor = 481 sq ft / 44.6 sq m
 First Floor = 452 sq ft / 42 sq m
 Garage = 133 sq ft / 12.3 sq m
 Total = 1066 sq ft / 99 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1096290

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



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