



8 Ashley Gardens, Chandlers Ford, SO53 2JH

£225,000

A delightful ground floor maisonette affording direct access to its own private garden from the sitting room. The rear garden is of generous size measuring 40' x 26'6" with the property also enjoying a garage as well as two good size bedrooms, kitchen and re-fitted shower room. Ashley Gardens is conveniently situated on the east side of Chandler's Ford and a walk across Fryern Recreation Ground will take you to the centre of Chandler's Ford and Fryern Arcade. The property is also offered for sale with no forward chain.

ACCOMMODATION

Entrance Porch:

Entrance Hall:

Cupboard with radiator, cupboard housing boiler, storage cupboard.

Sitting Room:

14'9" x 12'4" (4.50m x 3.76m) Double doors to garden.

Kitchen:

9'7" x 7' (2.92m x 2.13m) Range of units, space and plumbing for appliances.

Bedroom 1:

13'7" x 10'1" (4.14m x 3.07m)

Bedroom 2:

10'7" x 9'11" (3.23m x 3.02m) Built in wardrobe.

Shower Room:

10' x 5'6" (3.05m x 1.68m) White suite with chrome fittings comprising open shower area with glazed screen, wash basin, w.c.

OUTSIDE

Rear Garden:

Approximately 40' x 26'6". Neatly landscaped with patio, lawned areas and well stocked borders, enclosed by fencing.

Garage:

A single garage is situated adjacent to the building and benefits from power.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

999 year lease from 1967

Ground Rent:

£10.00 per year. (£5 in March & September)

Approximate Age:

1971

Approximate Area:

65.7sqm/708sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

Band B

Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 708 sq ft / 65.7 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		79
(69-80) C		
(55-68) D		
(39-54) E	41	
(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). © nichecom 2024. Produced for Sparks Ellison. REF: 1110102

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.



