



sparks ellison

79 Meon Crescent, Chandlers Ford, SO53 2PA

£375,000

A pleasantly situated three bedroom semi-detached house affording attributes such as an extended kitchen and downstairs cloakroom. Further benefits include a 25'3" sitting/dining room, three good sized bedrooms and re-fitted bathroom. In addition to this is a driveway leading to a garage and rear garden. Meon Crescent is conveniently situated for access to the local Fryern and Toynbee Schools, the centre of Chandlers Ford and bus services to Southampton and Winchester.

ACCOMMODATION

Ground Floor

Entrance Porch:

Reception Hall:
Stairs to first floor with cupboard under.

Sitting/Dining Room:
25'3" x 11'9" x 9'1" (7.70m x 3.58m x 2.77m) Fireplace with inset gas coal effect fire, double doors to rear garden.

Kitchen/Dining Room:
19' x 9'7" (5.18m x 2.92m) Comprehensive range of fitted units, electric oven, gas hob, space and plumbing for further appliances, tiled floor, boiler, door to rear garden.

Cloakroom:
Suite comprising wash basin, wc.

First Floor

Landing:
Airing cupboard, hatch to loft space.

Bedroom 1:
13'10" x 9'10" (4.22m x 3.00m) Fitted wardrobes.

Bedroom 2:
11'3" x 9'2" (3.43m x 2.79m)

Bedroom 3:
10'9" x 7'6" (3.28m x 2.29m) Built in cupboard.

Bathroom:
8' x 5'5" (2.44m x 1.65m) Re-fitted white suite comprising bath with mixer tap, separate shower cubicle, separate corner shower cubicle with glazed screen, wash basin, wc, tiled walls and floor.

OUTSIDE

Front:
To the front of the property is a driveway affording parking for two vehicles, side pedestrian access to rear garden.

Rear Garden:

Approximately 32' x 29' adjoining the property is a patio leading onto a lawned area surrounded by flower and shrub borders and enclosed by fencing (at the bottom of the garden is a further small section of land enjoyed by the property with adverse title).

Garage:
Single garage with electric door, light and power.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1970's

Approximate Area:
112.4sqm/1212sqft (Including garage)

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Partially boarded with ladder & light connected

Infant/Junior School:
Fryern Infant/Junior School

Secondary School:
Toynbee Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band C



Ground Floor = 596 sq ft / 55.3 sq m
 First Floor = 466 sq ft / 43.2 sq m
 Garage = 150 sq ft / 13.9 sq m
 Total = 1212 sq ft / 112.4 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			77
(69-80) C		61	
(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). © nrichcom 2024. Produced for Sparks Ellison. REF: 1132227

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