



sparks ellison

# 13 Corinthian Road, Chandler's Ford, SO53 2BA

£475,000

A delightful three bedroom home situated in a popular and established location close to the centre of Chandler's Ford. The property has been extended to the ground floor to provide a spacious kitchen/breakfast room and further benefits include detached garage, rear garden with southerly aspect and replacement double glazed windows. The location affords easy and convenient access to amenities around Fryern Arcade and Corinthian Road sits within catchment for Thornden school. The property is offered for sale with no forward chain.

## ACCOMMODATION

### GROUND FLOOR

#### Reception Hall:

Stairs to first floor with cupboard under

#### Sitting Room:

18'0" x 11'0" (5.49m x 3.35m) Fitted electric fire.

#### Bedroom 3:

10'5" x 9'0" (3.18m x 2.74m)

#### Kitchen/Breakfast Room:

#### Kitchen Area:

9'6" x 9'0" (2.90m x 2.74m) Built in double oven, built in gas hob, fitted extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher.

#### Breakfast Area:

12'0" x 9'0" (3.66m x 2.74m) Built in fridge/freezer, wall mounted boiler.

#### Bathroom:

7'11" x 5'6" (2.41m x 1.68m) White suite with chrome fittings comprising bath with shower over, wash hand basin, WC.

### FIRST FLOOR

#### Landing:

Access to loft space, built in airing cupboard.

#### Bedroom 1:

10'5" to wardrobes x 10'5" (3.18m to wardrobes x 3.18m) Built in wardrobe, fitted wardrobes along one wall.

#### Bedroom 2:

12'6" max x 11'6" max (3.81m x 3.51m) (L shaped) Built in wardrobe.

#### Cloakroom:

5'3" x 3'7" (1.60m x 1.09m) White suite with chrome fittings comprising wash hand basin, WC.

### OUTSIDE

#### Front:

Driveway runs along the side of the property and provides off road parking leading to garage, with further gravelled area providing parking and adjacent border, side gate to rear garden.

#### Rear Garden:

Measures approximately 60' x 31' and a particularly attractive feature of the property benefiting from a pleasant southerly aspect. A patio adjoins the house leading on to a lawned area enclosed by well stocked flower and shrub borders. A further patio is situated in the rear corner of the garden which is enclosed by fencing. Outside lighting, outside tap.

#### Garage:

17'1" x 9' (5.21m x 2.74m) With up and over door, power and light.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1960's

#### Approximate Area:

97.2sqm/1048sqft

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazing

#### Loft Space:

Fully boarded with light connected

#### Infant/Junior School:

Scantabout Primary School

#### Secondary School:

Thornden Secondary School

#### Local Council:

Eastleigh Borough Council - 02380 688000

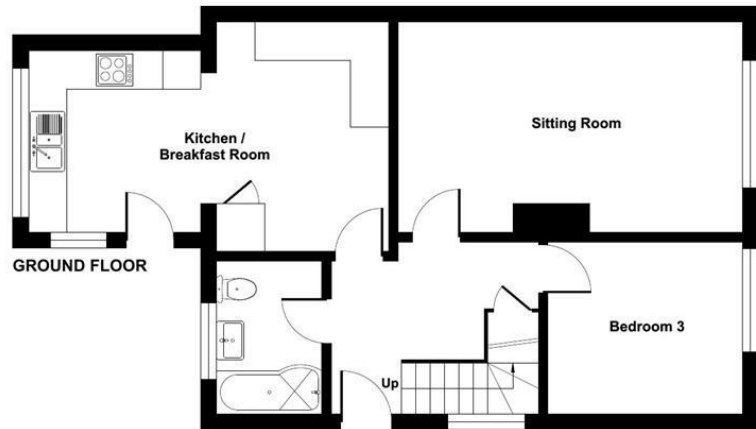
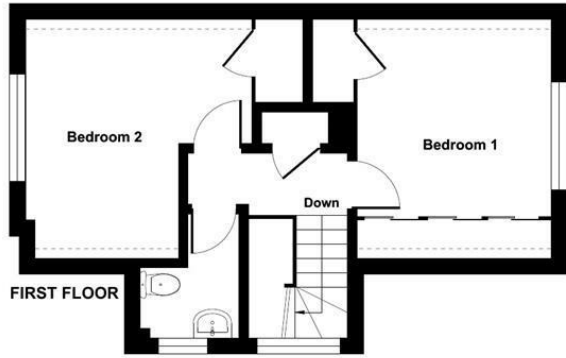
#### Council Tax:

Band D



Denotes restricted head height

Ground Floor = 660 sq ft / 61.3 sq m  
 First Floor = 367 sq ft / 34 sq m  
 Limited Use Area(s) = 21 sq ft / 1.9 sq m  
 Total = 1048 sq ft / 97.2 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>79</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>54</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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