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For Sale  
01453 5333 sparksellison.co.uk

# 5 Lambourn Square, Chandler's Ford, SO53 4AA

£315,000

A modern two bedroom home situated on a popular square within the heart of Valley Park and offered For Sale with no forward chain. The property benefits from a reception hall with downstairs cloakroom, Sitting room with double doors to pleasant 33' garden, kitchen and two good sized bedrooms and bathroom. Other attributes include replacement double glazed windows and two allocated parking spaces..

## ACCOMMODATION

### Ground Floor

#### Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

#### Cloakroom:

5'6" x 2'8" (1.68m x 0.81m) Wash basin, wc.

#### Sitting Room:

12'2" x 14'11" (3.71m x 4.55m) Double doors to rear garden, storage cupboard.

#### Kitchen:

10'11" x 8'4" (3.33m x 2.54m) Built in oven, built in gas hob, fitted extractor hood, space for fridge freezer, space and plumbing for washing machine, breakfast bar.

### First Floor

#### Landing:

Cupboard housing boiler, access to loft space.

#### Bedroom 1:

14'10" x 8'7" (4.52m x 2.62m) Built in wardrobe.

#### Bedroom 2:

8'4" x 10'10" (2.54m x 3.30m) Built in wardrobe.

#### Bathroom:

6'4" x 5'7" (1.93m x 1.70m) Panel bath with mixer tap and shower attachment, wash basin, wc.

## OUTSIDE

### Front:

Well stocked border with a variety of mature shrubs and plants, pathway to front door.

### Rear Garden:

Measures approximately 33' x 15' and comprises a patio adjoining the rear of the

property leading onto a gravelled area, flower and shrub borders, garden shed, rear pedestrian gate.

### Parking:

There is an allocated parking space in front of the property and a further allocated space in the car parking area to the right of the house.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1994/1995

### Approximate Area:

696sqft/64.6sqm

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Partially boarded with ladder connected

### Infant/Junior School:

St Francis C of E Primary School

### Secondary School:

Toynbee Secondary School

### Local Council:

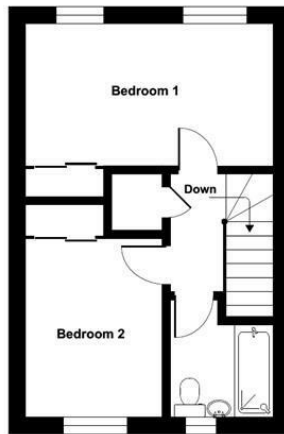
Test Valley Borough Council - 01264 368000

### Council Tax:

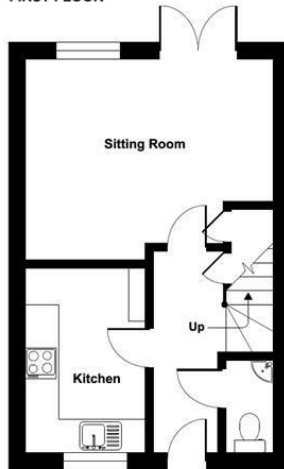
Band C



Ground Floor = 348 sq ft / 32.3 sq m  
 First Floor = 348 sq ft / 32.3 sq m  
 Total = 696 sq ft / 64.6 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		74	
(69-80) C			
(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). © nichemcom 2024. Produced for Sparks Ellison. REF: 1150395

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