



39 Salcombe Close, Chandler's Ford, SO53 4PJ

£375,000

A modern three bedroom semi-detached home presented to an excellent standard throughout with accommodation that briefly comprises a 22' sitting/dining room and fitted kitchen. On the first floor there are three well proportioned bedrooms with built in wardrobes and bathroom. Externally there is an enclosed rear garden with driveway and garage to the front.

ACCOMMODATION

GROUND FLOOR

Entrance Vestibule:

Sitting Room:

14'9" x 11'3" plus recess to stairs (4.50m x 3.43m) Stairs to first floor.

Dining Area:

8'4" x 7'10" (2.54m x 2.39m) Doors to garden.

Kitchen:

11" x 8'2" (3.35m x 2.49m) Built in oven, built in gas hob, fitted extractor hood, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher.

FIRST FLOOR

Landing:

Built in airing cupboard housing hot water tank.

Bedroom 1:

11'6" to front of fitted wardrobes x 10'3" (3.51m to front of fitted wardrobes x 3.12m) Built in wardrobes with sliding mirror fronted doors.

Bedroom 2:

10'4" x 9'1" max (3.15m x 2.77m max) Built in wardrobe, fitted storage unit providing hanging, shelving and drawers.

Bedroom 3:

9'1" max x 8' max (2.77m max x 2.44m max) Fitted storage unit providing hanging, shelving and drawers.

Bathroom:

7'9" x 6'2" (2.36m x 1.88m) Comprising bath with shower over, wash hand basic and WC inset to vanity unit.

OUTSIDE

Front:

Area laid to lawn, side access to rear garden, driveway providing off road parking.

Rear Garden:

Measures approximately 32' x 30' and comprises area laid to lawn, paved patio area, outside tap, garden shed.

Garage:

14'9" x 8'4" (4.50m x 2.54m) with up and over door, power and light, wall mounted boiler.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1985

Approximate Area:

94.9sqm/1022sqft (Including garage)

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

St Francis C of E Primary School

Secondary School:

Toynbee Secondary School

Local Council:

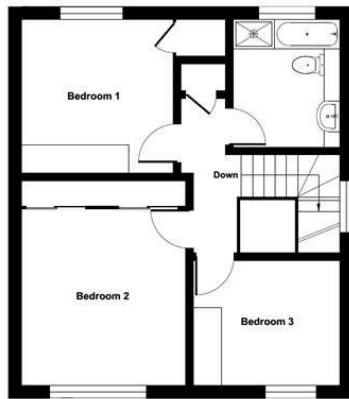
Test Valley Borough Council 01264 368000

Council Tax:

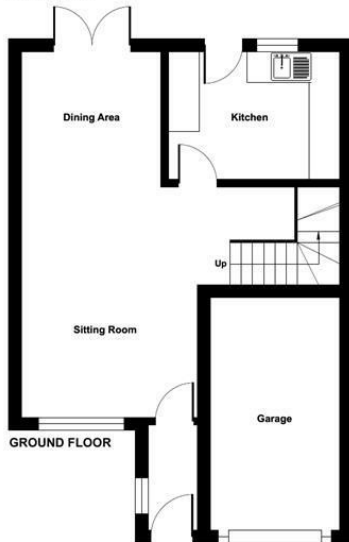
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Ground Floor = 422 sq ft / 39.2 sq m
 First Floor = 477 sq ft / 44.3 sq m
 Garage = 123 sq ft / 11.4 sq m
 Total = 1022 sq ft / 94.9 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		65	
(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). © richcom 2024. Produced for Sparks Ellison. REF: 1149453

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