



3 Hodder Close, Chandler's Ford, SO53 4QD

£300,000

A modern two bedroom terrace home situated in a pleasant cul de sac location within the popular Valley Park development with its array of amenities including Tesco Local, health practices, public house, schooling, leisure centre and woodland walks. The property boasts the addition of a conservatory and also benefits from having a garage with driveway parking in front.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

Stairs to first floor.

Kitchen:

9'1" x 6' (2.77m x 1.83m) Built in double oven, built in gas hob, fitted extractor hood, integrated fridge freezer, space and plumbing for washing machine, space and plumbing for slimline dishwasher, boiler in cupboard.

Sitting Room:

13'6" x 11'11" (4.11m x 3.63m)

Conservatory:

8'5" x 7' (2.57m x 2.13m)

FIRST FLOOR:

Bedroom 1:

12' x 8'1" (3.66m x 2.46m)

Bedroom 2:

8'9" x 7'5" (2.67m x 2.26m)

Bathroom:

6'7" x 5'8" (2.01m x 1.73m)

OUTSIDE:

Front:

Area laid to lawn separated by pathway to front door.

Rear Garden:

Measures approximately 26' x 13' and comprises paved patio area, area laid to lawn, gate providing access to rear of garage.

Garage:

17' x 8'1" (5.18m x 2.46m) With up and over door, power and light and parking to fore.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980's

Approximate Area:

648sqft/60.1sqm

Sellers Position:

Found property to purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

St Francis Primary School

Secondary School:

Toynbee Secondary School

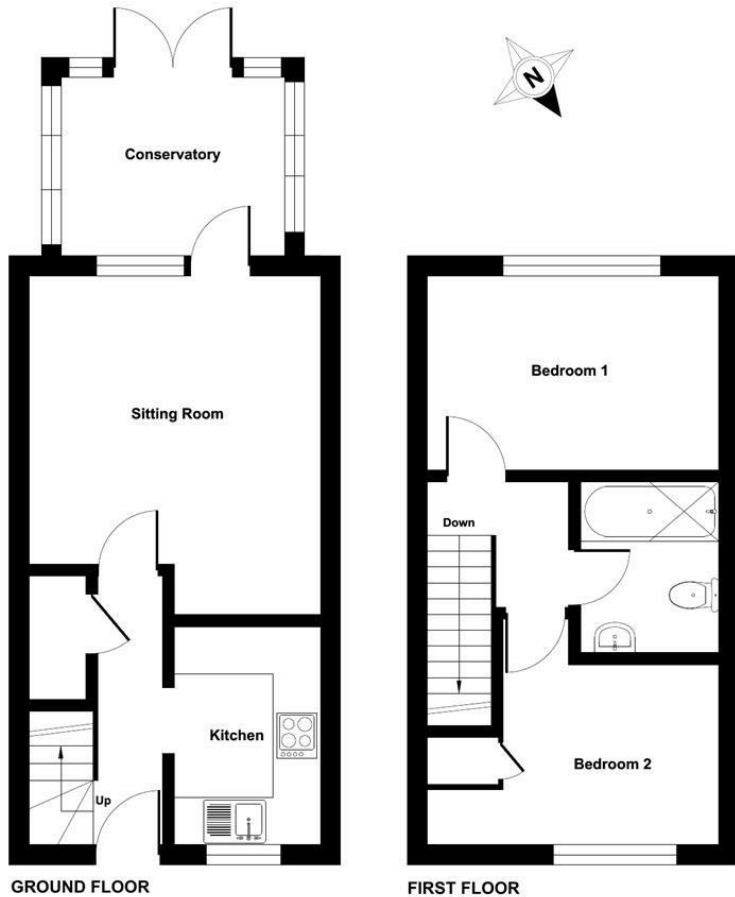
Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band C

Ground Floor = 362 sq ft / 33.6 sq m
 First Floor = 286 sq ft / 26.5 sq m
 Total = 648 sq ft / 60.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(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: 1181950

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