



7 Tadburn Close, Chandler's Ford, SO53 2NF

£335,000

A beautifully presented 3 bedroom terrace house offered for sale with no forward chain. In recent years the property has been subject to a considerable number of improvements to include a modern re-fitted kitchen, modern re-fitted shower room, new floor coverings and very recently a brand new patio, lawn and fencing. Tadburn Close is conveniently situated close to the heart of Chandlers Ford and within walking distance to local schools and also affords convenient access to the M3 and M27 motorways.

ACCOMMODATION

Reception Hall:

8'6" x 6'7" (2.59m x 2.01m) Storage cupboard.

Kitchen/Dining Room:

11'10" x 11'6" (3.61m x 3.51m) Range of re-fitted modern grey gloss units, induction hob with extractor hood over, electric oven, integrated fridge/freezer and dishwasher, space and plumbing for washing machine, cupboard housing boiler, space for table and chairs.

Sitting Room:

16'10" x 13'7" (5.13m x 4.14m) Bi-fold doors to rear garden, under stairs cupboard.

Half Landing:

Bedroom 1:

13'10" x 9'2" (4.22m x 2.79m)

Bedroom 3:

9'2" x 7'5" (2.79m x 2.26m)

Landing:

Storage cupboard, hatch to loft space.

Bedroom 2:

11'10" x 9' (3.61m x 2.74m) Built in cupboard.

Shower Room:

7'8" x 5'6" (2.34m x 1.68m) Re-fitted modern white suite comprising full width walk in shower cubicle with glazed screen, wash basin with cupboard under, wc.

OUTSIDE

Front:

To the front of the property are slate chipping areas and path to front door.

Rear Garden:

Approximately 43' x 17' Enjoying a south westerly aspect. Adjoining the house is a recently laid patio leading onto a recently laid lawn enclosed by fencing, rear pedestrian gate.

Garage:

The garage is situated in a nearby block.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970

Approximate Area:

903sqft/83.8sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

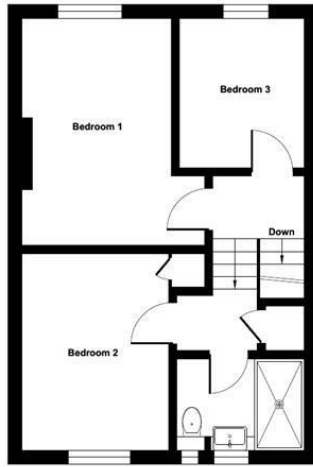
Local Council:

Eastleigh Borough Council - 02380 688000

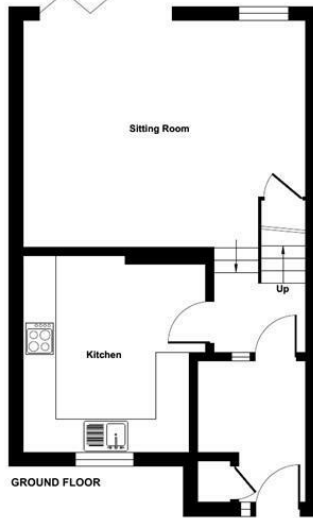
Council Tax:

Band C

Ground Floor = 461 sq ft / 42.8 sq m
 First Floor = 442 sq ft / 41 sq m
 Total = 903 sq ft / 83.8 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	73	
(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: 1179536

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