



# 89 Shaftesbury Avenue, Chandler's Ford, SO53 3BQ

£425,000

A wonderful three bedroom semi-detached home presented to a high standard throughout affording many notable attributes to include three double bedrooms, re-fitted bathroom, modern kitchen, approximately 74' rear garden and a garden cabin/office. Additionally the current owners replaced the roof in 2023, built a new front porch in 2022 and replaced the windows in 2021/2022. Shaftesbury Avenue is situated to the southern end of Chandler's Ford and is convenient for access to the M3 and M27 motorway links, shops on Bournemouth Road and bus services to Southampton and Winchester.

## ACCOMMODATION

### Ground Floor

#### Entrance Porch:

Tiled floor.

#### Reception Hall:

Stairs to first floor with cupboard under, part tiled floor.

#### Sitting/Dining Room:

19'1" x 16'2" (5.82m x 4.93m) An L shaped room, chimney breast with inset electric log burner style fire, dual aspect windows with double doors to rear garden.

#### Kitchen:

11'10" x 9' (3.61m x 2.74m) Range of modern fitted shaker style units with stainless steel furniture, electric oven and gas hob with extractor hood over, integrated dishwasher and fridge, door to rear garden.

#### Lobby:

Door to garage.

### First Floor

#### Landing:

9'3" x 9'2" (2.82m x 2.79m) A spacious area with window overlooking the rear garden and space for desk, hatch to loft space, deep storage cupboard housing boiler.

#### Bedroom 1:

13'2" x 9'3" Into recess (4.14m x 2.82m) Range of fitted wardrobes and built in wardrobe.

#### Bedroom 2:

12'7" x 9' Excluding door recess (3.84m x 2.74m)

#### Bedroom 3:

10' x 9'2" (3.05m x 2.79m)

#### Bathroom:

5'9" x 5'6" (1.75m x 1.68m) Re-fitted white suite with black fittings comprising bath with mixer tap, separate shower unit over and glazed screen, wash basin with cupboard under, tiled walls.

#### Cloakroom:

Re-fitted white suite with black fittings comprising wc, wash basin with cupboard under, tiled walls.

## OUTSIDE

### Front:

To the front of the property is a double width brick paved driveway and adjacent gravelled area providing off street parking, side gate and path to rear garden.

### Rear Garden:

A particularly attractive feature of the property measuring approximately 74' in length. Adjoining the house

is a raised deck with steps down to the garden, further raised deck, lawned area and gravelled areas, patio, garden shed, enclosed by hedging and fencing.

#### Cabin/Office:

10'4" x 9'6" (3.15m x 2.90m) A purpose built office with light and power, Would also make an ideal home gym or hobbies room.

#### Garage:

16'11" x 9'1" excluding recess (5.16m x 2.77m) Space and plumbing for appliances, electric roller door.

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1950's

#### Approximate Area:

1280sqft/118.9sqm (Including garage, outbuilding and limited use areas)

#### Sellers Position:

Found property to purchase with no chain

#### Heating:

Gas central heating

#### Windows:

UPBV double glazing

#### Loft Space:

Partially boarded with ladder and light connected

#### Infant/Junior School:

Chandlers Ford Infant / Merdon Junior School

#### Secondary School:

Toynbee Secondary School

#### Local Council:

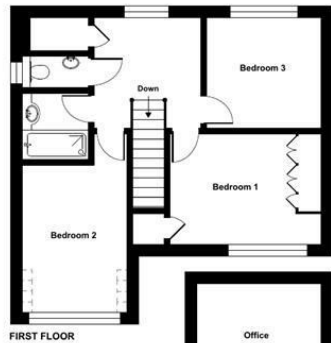
Eastleigh Borough Council - 02380 688000

#### Council Tax:

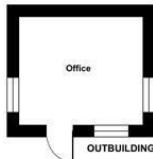
Band C

Ground Floor = 466 sq ft / 43.3 sq m  
 First Floor = 544 sq ft / 50.5 sq m  
 Garage = 165 sq ft / 15.3 sq m  
 Outbuilding = 99 sq ft / 9.2 sq m  
 Limited Use Area(s) = 6 sq ft / 0.6 sq m  
 Total = 1280 sq ft / 118.9 sq m

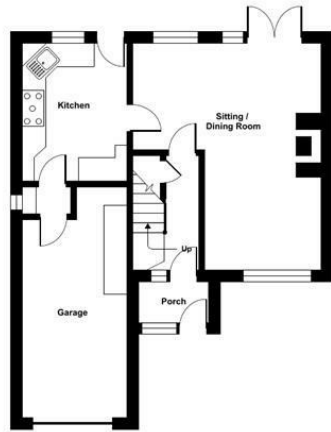
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FIRST FLOOR



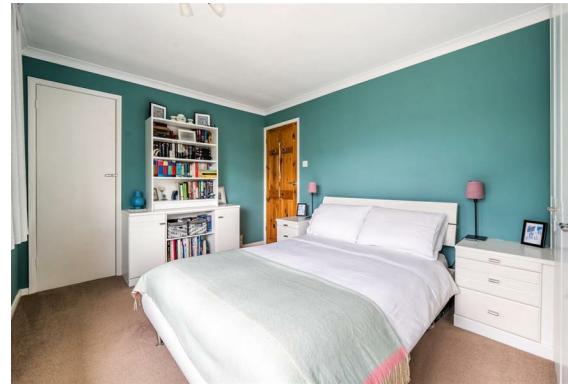
OUTBUILDING



GROUND FLOOR



Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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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