



sparks ellison

39 Highwood Avenue, Eastleigh, SO50 9QY

£345,000

A beautifully presented two bedroom end of terrace home constructed in 2019 forming part of this wonderful development situated at the south end of Chandler's Ford being sold with NO FORWARD CHAIN. The accommodation on offer is much larger than average space for a house of its type commencing with a 15'4" reception hall leading to a spacious cloakroom, fully fitted kitchen at the front and sitting room overlooking the rear garden. On the first floor are two generous double bedrooms together with a spacious well appointed bathroom. In addition to this is the benefit of two allocated parking spaces directly opposite the house and a pleasant rear garden measuring approximately 31ft in length. North Stoneham Park is an attractively designed development affording woodland walks, parks and a local primary school together with easy access to the M27 and M3, the centre of Chandler's Ford and Southampton and Eastleigh.

ACCOMMODATION

GROUND FLOOR

Reception Hall:
15'4" x 6'8" (4.67m x 2.03m) Stairs to first floor with cupboard under, tiled floor.

Sitting Room:
15'8" x 12'10" (4.78m x 3.91m) Double doors to rear garden.

Kitchen:
11'3" x 8'5" (3.43m x 2.57m) A comprehensive range of modern white gloss units, electric oven, gas hob with extractor hood over, integrated dishwasher, washing machine and fridge/freezer, tiled floor, cupboard housing boiler.

FIRST FLOOR

Landing:
Useful storage cupboard, hatch the loft space.

Bedroom 1:
15'6" x 10'5" (4.72m x 3.18m) Range of storage drawer units.

Bedroom 2:
15'6" x 9'10" (4.72m x 3.00m)

Bathroom:
7' x 6'8" (2.13m x 2.03m) Modern white suite comprising bath with mixer tap and shower unit, wash basin. WC. Tiled floor.

OUTSIDE

Garden:
Approximately 31'4" x 16'6". Patio area leading onto an area of artificial grass enclosed by fencing, garden shed, side gate.

OTHER INFORMATION

Tenure:
Freehold

Estate Service Charge:
£119.10 per annum

Approximate Age:
2019

Approximate Area:
81.6sqm/878sqft

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Partially boarded with ladder connected

Infant/Junior School:
Stoneham Park Academy

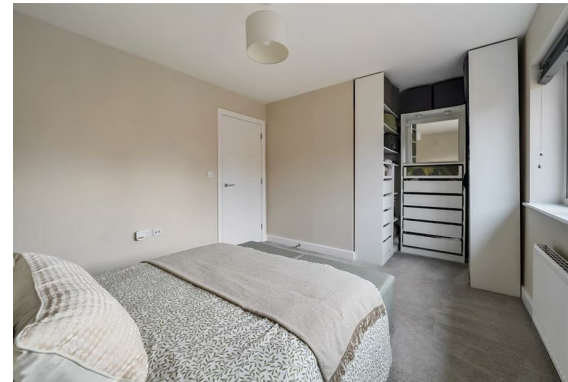
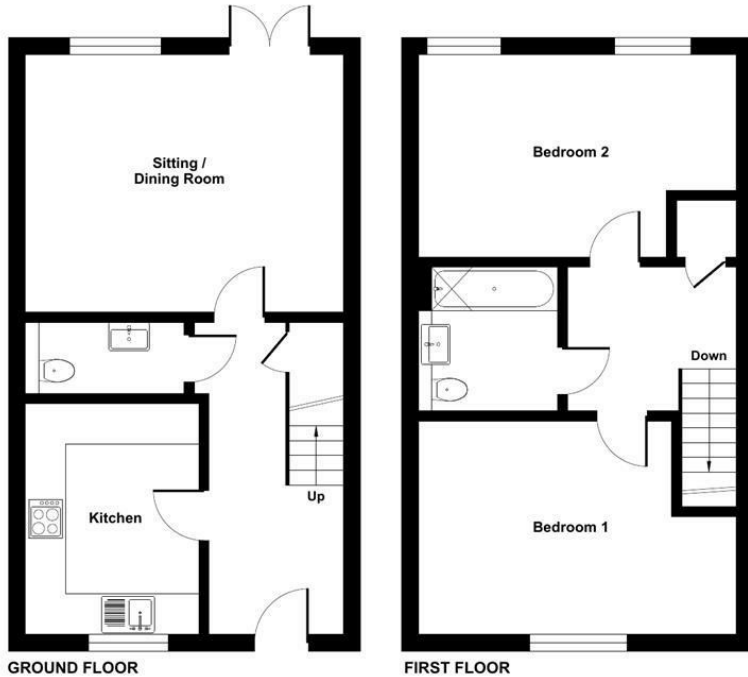
Secondary School:
Crestwood Community School

Council Tax:
Band C

Local Council:
Eastleigh Borough Council - 02380 688000

Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.

Ground Floor = 439 sq ft / 40.8 sq m
 First Floor = 439 sq ft / 40.8 sq m
 Total = 878 sq ft / 81.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(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

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



