



sparks ellison

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

£325,000

A well presented three bedroom end of terrace family home situated in a cul-de-sac location within close proximity to the centre of Chandler's Ford which provides an array of amenities including Waitrose supermarket. The property offers split level accommodation and comprises three bedrooms sharing a bathroom, along with a sitting room, dining room and kitchen. There is a well stocked 37' rear garden and a garage situated in a block to the rear.

ACCOMMODATION

LOWER GROUND FLOOR

Entrance Vestibule:

Built in cupboard.

Sitting Room:

17'1" x 13'1" (5.20m x 4.00m) Under stairs storage cupboard, stairs to upper ground floor.

UPPER GROUND FLOOR

Dining Room:

9'1" x 7'1" (2.76m x 2.17m) Built in storage cupboard, stairs to first floor.

Kitchen:

11'10" x 7'7" (3.61m x 2.31m) Space and point for cooker, space for fridge, space for freezer, space and plumbing for washing machine, cupboard housing boiler.

LOWER FIRST FLOOR

Landing:

Access to loft space, stairs to upper first floor.

Bedroom 1:

13'3" x 11'5" (4.04m x 3.47m) Built in wardrobe

Bedroom 3:

12'8" x 7'5" (3.88m x 2.27m) Built in wardrobe.

UPPER FIRST FLOOR

Landing:

Built in storage cupboard, built in airing cupboard.

Bedroom 2:

12'1" x 8'11" (3.69m x 2.72m)

Bathroom:

Re-fitted white suite with chrome fitments comprising bath with shower over, wash hand basin inset to vanity unit, WC, tiled walls, heated towel rail.

OUTSIDE

Front:

Area laid to lawn, variety of plants and shrubs, outside storage cupboard.

Rear Garden:

Measures approximately 37' x 18' and comprises area laid to lawn, area laid to timber deck, variety of plants and shrubs, outside tap, brick built barbecue, side pedestrian access.

Garage:

With up and over door. The garage is situated in a block to the rear of the property and is the third one in on the left hand side with a silver door marked number 6.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970's

Approximate Area:

907sqft/84.2sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with light.

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

Band C

Local Council:

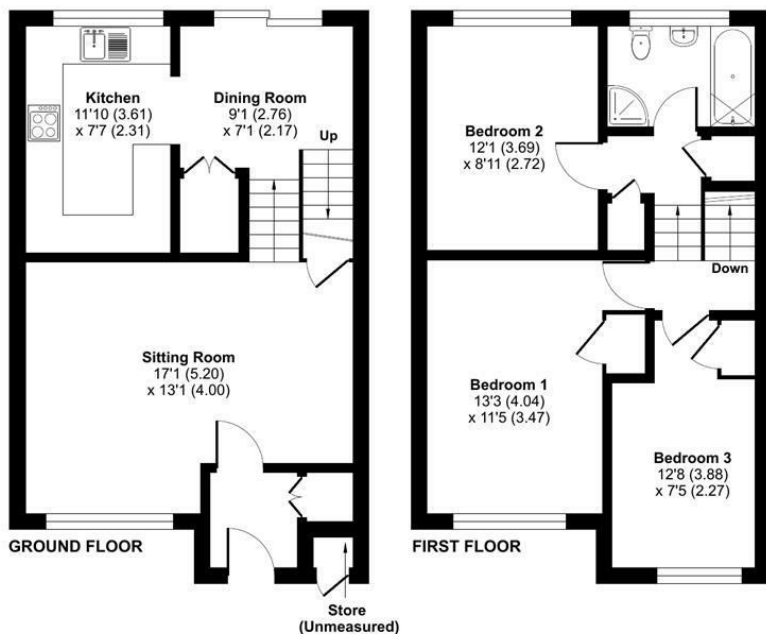
Eastleigh Borough Council - 02380 688000

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 = 450 sq ft / 41.8 sq m (excludes store)
 First Floor = 457 sq ft / 42.4 sq m
 Total = 907 sq ft / 84.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1279152.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(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.



