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15 Fairbairn Walk, Chandler's Ford, SO53 4HT £325,000

A modern two bedroom end-terrace house situated in a popular cul-de-sac location on the ever popular Knightwood Park development that benefits from a range of amenities including Tesco Local, health practices, public house, schooling, Kinightwood Leisure Centre and a variety of woodland walks.. The property benefits from an en-suite to the master bedroom, along with a driveway leading to a garage and a wider rear garden with the extra width behind the garage. Fairbairn Walk is located within catchment for Thornden School and the property is offered for sale with no forward chain.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to first floor, under stairs storage cupboard.

Kitchen:
10'1" x 6'1" (3.09m x 1.85m) Built in double oven, built in four ring gas hob, fitted extractor hood, space for fridge freezer, space and plumbing for washing machine.

Sitting/Dining Room:
17'2" x 12' (5.22m x 3.65m) Double doors to rear garden.

FIRST FLOOR

Landing:

Bedroom 1:
12' x 11'11" (3.67m x 3.63m)

En-Suite:
Comprising shower in cubicle, wash hand basin, WC.

Bedroom 2:
9'8" x 9'3" (2.95m x 2.81m) Built in wardrobe, built in storage cupboard housing boiler.

Bathroom:
Comprising bath with mixer tap and shower attachment, wash hand basin, WC, heated towel rail.

OUTSIDE

Front:
Area laid to lawn, pathway to front door, outside tap, driveway providing off road parking.

Rear Garden:
Measures approximately 34' x 23' and comprises paved patio area, area laid to lawn, mature plants and bushes, area laid to decorative stones.

Garage:
20' x 9'10" (6.10m x 3.00m) With up and over door, power and light.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
2000

Approximate Area:
859sqft/79.7sqm

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Knightwood Primary School/St Francis C of E Primary School

Secondary School:
Thornden Secondary School

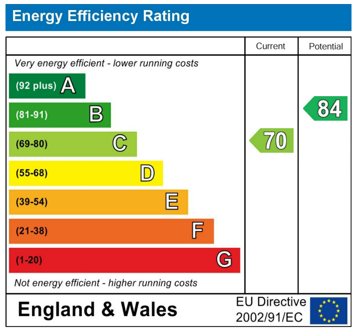
Local Council:
Test Valley Borough Council 01264 368000

Council Tax:
Band C

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 £50 + vat for these checks regardless of the number of buyers involved.

Ground Floor = 332 sq ft / 30.8 sq m
First Floor = 332 sq ft / 30.8 sq m
Garage = 195 sq ft / 18.1 sq m
Total = 859 sq ft / 79.7 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). ©nichecom 2025. Produced for Sparks Ellison. REF: 1294203



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

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