



sparks ellison

20 Merrieleas Drive, Chandler's Ford, SO53 2FN

£475,000

A detached chalet style home offering flexible accommodation and offered for sale with no forward chain. Merrieleas Drive sits conveniently for access to the centre of Chandler's Ford and local bus routes. There are also some local shops, doctor's surgery, pharmacy, cafe and train station. The property itself provides two first floor bedrooms sharing access to a cloakroom whilst the ground floor provides the option of two further bedrooms, a sitting room, conservatory and kitchen. Externally there is a good size front garden with two driveways providing ample off road parking. To the rear is a 48' x 42' garden and a garage.

ACCOMMODATION

GROUND FLOOR

Reception Hall:

With space for study/seating area, stairs to first floor, built in coats cupboard.

Sitting Room:

11'11" x 10'4" (3.62m x 2.45m) Fireplace surround and hearth.

Conservatory:

10'6" x 8' (3.19m x 2.45m)

Kitchen:

13'3" x 10'6" (3.19m x 2.45m) Built in oven, built in electric hob, integrated extractor hood, integrated fridge freezer, cupboard housing space and plumbing for washing machine, cupboard housing space for tumble dryer, door to rear garden.

Bedroom 1:

11'11" x 10'4" (3.64m x 3.16m) Built in wardrobe, fitted wardrobes and chest of drawers.

Dining Room/Bedroom 4:

10'2" x 7'10" (3.10m x 2.40m) Wall mounted boiler.

Shower Room:

Comprising shower in cubicle, wash hand basin with cupboard and drawer under, wc.

FIRST FLOOR

Landing:

Bedroom 2:

16' max x 10'2" max (4.88m x 3.10m)

Bedroom 3:

10'2" x 5'9" (3.10m x 1.74m)

Cloakroom:

Comprising wash hand basin, wc.

OUTSIDE

Front:

Area laid to lawn, variety of mature plants and bushes, driveway to right hand side providing off road parking, further driveway to left hand side providing off road parking.

Rear Garden:

Measures approximately 48' x 42' and comprises area laid to lawn, steps to further area laid to lawn, variety of mature plants, bushes and shrubs.

Garage:

19'7" max x 8' with up and over door.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1965

Approximate Area:

1147sqft/106.4sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

Band D

Local Council:

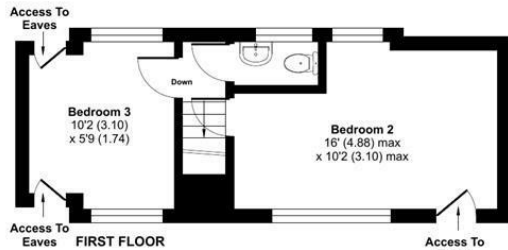
Eastleigh Borough Council - 02380 688000

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



Ground Floor = 875 sq ft / 81.2 sq m
First Floor = 272 sq ft / 25.2 sq m
Total = 1147 sq ft / 106.4 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		
(69-80) C		73
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.

