

4 Tristram Close, Chandler's Ford, SO53 4TT

An exceptionally well presented modern purpose built two bedroom ground floor maisonette situated in a popular cul-de-sac location and located close to local shops, schooling, health practices, public house and leisure centre. The property benefits from two allocated parking spaces along with an enclosed rear garden shared with one other property. The property is offered for sale with no forward chain.

ACCOMMODATION

Entrance Hall:

Two built in storage cupboards.

Sitting Room:

11'5" x 10'4" (3.48m x 3.15m) Bow window.

Kitchen:

9'4" x 7' (2.84m x 2.13m) Built in oven, built in four ring gas hob, integrated extractor hood, space for fridge freezer, space and plumbing for washing machine, wall mounted combination boiler.

Bedroom 1:

10'7" x 10' (3.23m x 3.05m)

Bedroom 2:

10'2" x 7'8" (3.10m x 2.34m)

Bathroom:

Irregular shape with approximate measurements of 6' x 5'9" (1.83m x 1.75m). White suite comprising bath with shower attachment, wash hand basin, w.c.

OUTSIDE

Front:

Area laid to shingle and slate clippings along with paving slabs providing space for planted pots.

Rear Garden:

Measures approximately 29' x 27' with area laid to lawn, area laid to shingle with interspersed paved slabs, variety of plants and bushes. This garden is shared with No.5 Tristram Close. The garden is maintained by the management company and covered under the maintenance.

Parking:

There are two allocated parking spaces.

OTHER INFORMATION

Tenure:

Leasehold

Term Of Lease:

125 years from 1999

Maintenance Charge:

Approximately £1,600.00 payable October and March

Ground Rent:

£50 per annum = 2 payments of £25

Approximate Age:

1999

Approximate Area:

44sqm/473sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

St Francis C of E Primary School

Secondary School:

Toynbee Secondary School

Council Tax:

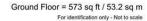
Band B

Local Council:

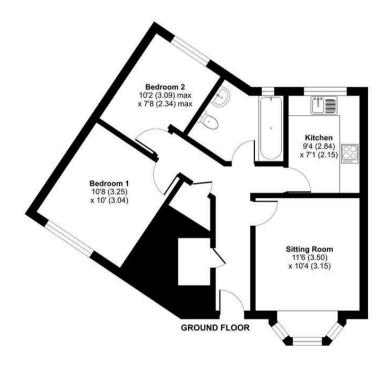
Test Valley Borough Council - 01264 368000

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 £60 including vat for these checks regardless of the number of buyers involved.









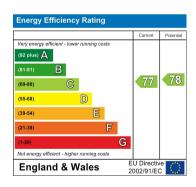
















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