

Situated in the popular Tadburn Close in Chandler's Ford, this well-presented three-bed end-terrace home offers generous space throughout and is ideal for anyone looking to move straight in. The ground floor features a bright and welcoming sitting/dining area along with a modern kitchen. Upstairs, you'll find three spacious bedrooms and a well-kept family bathroom. Externally, the property benefits from a garage with a parking space directly in front, along with an attractive frontage and a South/Westerley facing rear garden. To make things even easier, the home is offered with no forward chain.

ACCOMMODATION

Ground Floor

Entrance Hall:

Built in storage cupboard.

Upper Ground Floor

Kitchen/Dining Room:

11'9" x 11'1" (3.59m x 3.38m) Range of units including integrated oven and hob, space for fridge/freezer, washing machine, dishwasher.

Lower Ground Floor

Sitting/Dining Room:

17' x 13'8" (5.18m x 4.16m) Understairs cupboard and access onto rear garden.

Lower First Floor

Bedroom 1:

11'9" x 9'1" (3.59m x 2.77m)

Bedroom 3:

9'5" x 7'5" (2.88m x 2.27m)

Upper First Floor

Bedroom 2:

13'11" x 11'3" (4.25m x 3.44m) Built in cupboard.

Bathroom:

White suite with bath with shower over, wash basin, wc.

OUTSIDE

Rear Garden:

Patio and lawn area with rear access.

Garage:

Parking in front for one car.

OTHER INFORMATION

Tenure: Freehold

Approximate Age:

1970

Approximate Area:

885sqft/82sqm (Including store)

Sellers Position:No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

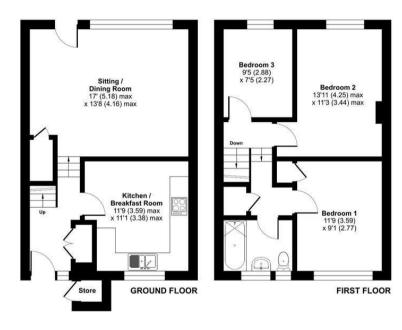
Band C

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

Ground Floor = 440 sq ft / 40.8 sq m First Floor = 440 sq ft / 40.8 sq m Store = 5 sq ft / 0.4 sq m Total = 885 sq ft / 82 sq m For identification only - Not to scale





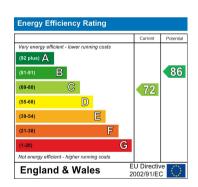














94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

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.







