



se sparks ellison
For Sale
023 8025 5333 sparksellison.co.uk

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est.2003

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

£315,000

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

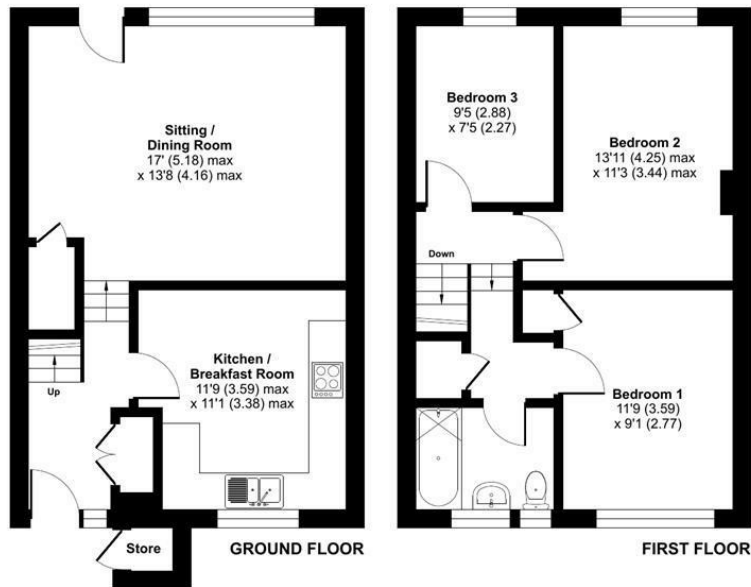
Secondary School:
Toynbee Secondary School

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(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

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