



se sparks ellison  
For Sale  
02020 100 0000

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est. 2003

# 14 Kings Road, Chandler's Ford, SO53 2EX

£350,000

A well presented 1930's semi-detached character home situated in a convenient location for the centre of Chandler's Ford as well as access to the train station and Number 1 bus route. The property benefits from numerous attributes including off street parking to the front for two vehicles, an open plan kitchen/dining room leading into a conservatory and a 42' south facing rear garden.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stripped wooden flooring, stairs to first floor with cupboard under.

#### Sitting Room:

13'6" x 11'5" (4.11m x 3.48m) Fireplace with inset gas coal effect fire.

#### Kitchen/Dining Room:

17'8" x 11'10" (5.38m x 3.61m) Space and point for cooker, space for fridge freezer, space and plumbing for dishwasher.

#### Conservatory/Utility Room:

7'6" x 5'7" (2.29m x 1.70m) Space and plumbing for washing machine, space for tumble dryer, door to rear garden.

### FIRST FLOOR

#### Landing:

Access to loft space.

#### Bedroom 1:

11'10" x 10'5" (3.61m x 3.18m)

#### Bedroom 2:

11'3" x 9'2" to front of chimney breast (3.43m x 2.79m to front of chimney breast) Fitted wardrobes.

#### Bedroom 3:

7'7" x 7' (2.31m x 2.13m)

#### Bathroom:

7' x 7' (2.13m x 2.13m) White suite comprising bath with shower unit over, wash hand basin, WC, airing cupboard.

### OUTSIDE

#### Front:

Block paved driveway affording parking for two vehicles with adjacent planted border and side access to rear garden.

#### Rear Garden:

Approximately 42' in length benefiting from a pleasant southerly aspect. A patio adjoins the rear of the house with steps down on to a deck and lawned area enclosed by fencing. A further sitting area is situated at the end of the garden. Garden shed.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1938

#### Approximate Area:

901sqft/83.6sqm

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Loft Space:

Fully boarded with light connected

#### Infant/Junior School:

Chandlers Ford Infant School/Merdon Junior School

#### Secondary School:

Toynbee Secondary School

#### Local Council:

Eastleigh Borough Council 02380 688000

#### Council Tax:

Band C



Ground Floor = 486 sq ft / 45.1 sq m  
 First Floor = 415 sq ft / 38.5 sq m  
 Total = 901 sq ft / 83.6 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			80
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sparks Ellison. REF: 1070391

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