



sparks ellison

4 Netley Close, Chandler's Ford, SO53 3PN

£245,000

Located in the popular area of Netley Close, Chandler’s Ford, this well-presented one-bedroom end-terrace house is ideal for first-time buyers or those looking to downsize. The property is well maintained throughout and ready to move into. The accommodation offers a bright and spacious bedroom, a well presented bathroom, and a comfortable living space with a practical layout. Externally, the property benefits from driveway parking leading to a garage, providing useful storage. The south-facing rear garden is well kept and offers a low-maintenance outdoor space. Well positioned for local amenities, parks, and transport links, this home combines convenience with comfortable living.

ACCOMMODATION

Ground Floor

Sitting room:

Stairs to first floor with open storage under.

Kitchen/dining room:

Space for fridge freezer, gas cooker, washing machine as well as accommodating boiler. Door to rear garden.

First floor

Bedroom:

Built-in wardrobe.

Bathroom:

White suite comprising bath, WC and wash basin.

OUTSIDE

Front:

Driveway parking, lawn area, shrubs and path to front door with external storage cupboard.

Rear:

Patio area and lawn area with shrubs and hedging bordering.

Garage:

Electric door.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1985

Approximate Area:

693 sq ft / 64.2 sq m

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

St Francis C of E Primary School

Secondary School:

The Toynbee School

Local Council:

Eastleigh Borough Council - 02380 688000

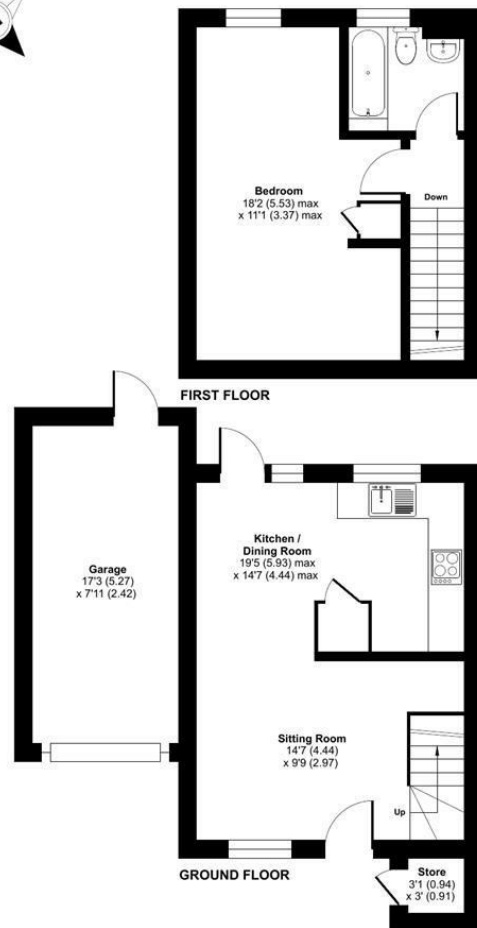
Council Tax:

Band B

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 = 283 sq ft / 26.2 sq m
 First Floor = 264 sq ft / 24.5 sq m
 Garage = 137 sq ft / 12.7 sq m
 Outbuilding = 9 sq ft / 0.8 sq m
 Total = 693 sq ft / 64.2 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		
(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	

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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.



