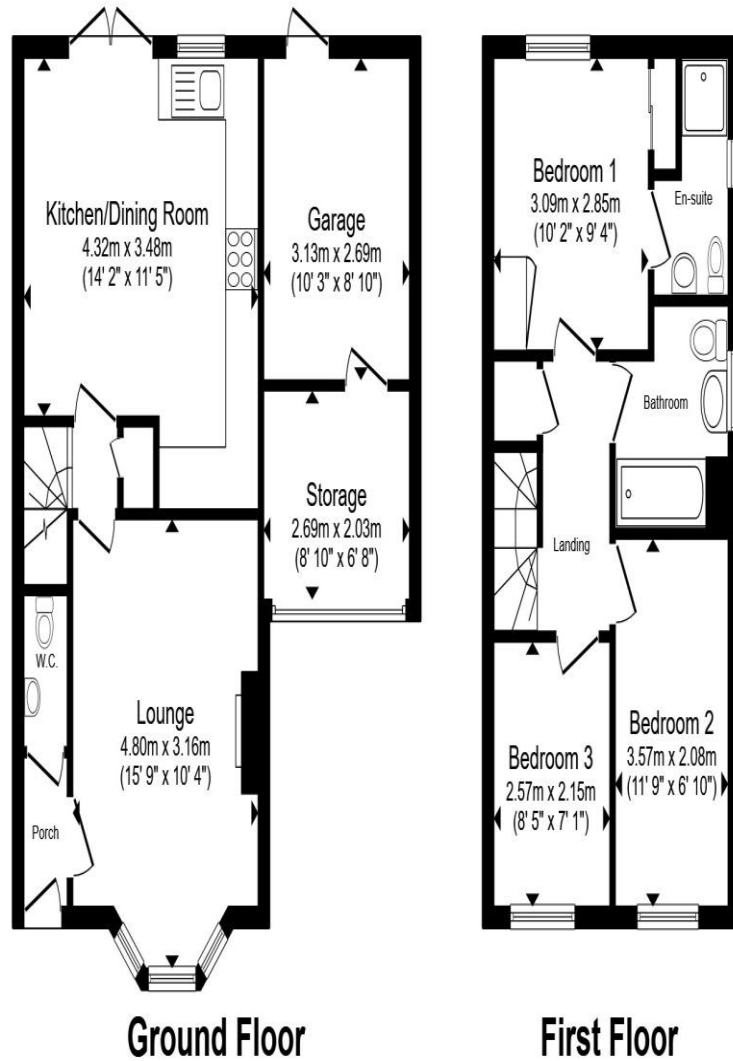


Tristram Close, Chandler's Ford, Eastleigh, SO53 4TT

welcome to
Tristram Close, Chandler's Ford, Eastleigh

A well-presented three bedroom semi-detached home set on a private road in a sought-after location. Features include a driveway for multiple vehicles, garage and storage, enclosed rear garden, en-suite to the main bedroom, and well-balanced living space throughout.





**Entrance
Cloakroom**

Garage
10' 3" x 8' 10" (3.12m x 2.69m)

Lounge
15' 9" x 10' 4" (4.80m x 3.15m)

**Rear Garden
Parking**

Hall

Kitchen/ Dining Room
14' 2" x 11' 5" (4.32m x 3.48m)

Landing

Bedroom One
10' 2" x 9' 4" (3.10m x 2.84m)

Ensuite

Bedroom Two
11' 9" x 6' 10" (3.58m x 2.08m)

Main Bathroom

Bedroom Three
8' 5" x 7' 1" (2.57m x 2.16m)

Total floor area 86.8 m² (934 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Tristram Close, Chandler's Ford, Eastleigh

- NO FORWARD CHAIN
- SOUGHT-AFTER LOCATION
- KNIGHTWOOD PRIMARY CATCHMENT
- PARKING FOR MULTIPLE VEHICLES
- GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

Directions to this property:

From Fox and Sons Estate Agents Eastleigh

Take Market St to Southampton Rd/A335, head south on Market St towards Regal Walk, turn left onto Wells Pl, continue on Southampton Rd/A335. Take Chestnut Ave and Templars Way to Pilgrims Cl in Chandler's Ford

At the roundabout, take the 2nd exit onto Southampton Rd/A335 Keep left to continue towards Southampton Rd/A335, merge onto Southampton Rd/A335, turn right onto Chestnut Ave

Go through 1 roundabout, at the roundabout, take the 2nd exit and stay on Chestnut Ave, at the roundabout, take the 2nd exit and stay on Chestnut Ave, at the roundabout, take the 2nd exit

Continue onto Chestnut Ave, At the roundabout, take the 3rd exit onto Templars Way, at the roundabout, take the 1st exit and stay on Templars Way, continue onto Knightwood Rd

At the roundabout, take the 3rd exit and stay on Knightwood Rd

Take Percivale Rd to Tristram Cl, turn right onto Pilgrims Cl, turn right onto Percivale Rd, turn right to stay on Percivale Rd, turn left onto Tristram Cl, turn left to stay on Tristram Cl and your destination will be on the left



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/ELH106404



Property Ref:
ELH106404 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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