



sparks ellison

3 Hamble Court, Chandler's Ford, SO53 2NN

£335,000

Welcome to this wonderful terraced house located in the peaceful cul-de-sac of Hamble Court, Chandler's Ford. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The house features a comfortable reception room, perfect for relaxing or entertaining guests. One of the standout features of this home is the useful study, which provides a quiet space for work or study, catering to the needs of modern living. The conservatory, complete with an insulated roof and heating, offers a versatile area that can be enjoyed throughout the year, whether as a sunlit retreat, dining room or a snug. The property has been thoughtfully updated with a modern kitchen and bathroom, ensuring that you can enjoy contemporary comforts in a classic setting. The kitchen is well-equipped with oven, induction hob, fridge/freezer, dishwasher and washing machine. Outside, you will find an impressive rear garden, approximately 60' in length, providing ample space for outdoor activities, gardening, or entertaining. The location is particularly advantageous, as it is conveniently situated close to local schools, shops, and bus services, making daily life both easy and enjoyable. This lovely home in Chandler's Ford is a perfect blend of comfort, style, and practicality, making it a wonderful opportunity for anyone looking to settle in a friendly community.

ACCOMMODATION

Reception Hall:

**Study:**  
8' x 6'1" (2.44m x 1.86m) Storage cupboard.

**Sitting Room/Dining Room:**  
19'9" x 11'11" (6.03m x 3.63m) Stairs to 1st floor, patio doors to conservatory.

**Conservatory:**  
11'2" x 8'3" (3.40m x 2.51m) Insulated roof, radiator, double doors to rear garden.

**Kitchen:**  
10' x 7'10" (3.05m x 2.39m) Range of modern fitted shaker style units, electric oven, induction hob with extractor hood over, integrated fridge/freezer, dishwasher and washer dryer.

**Landing:**  
Airing cupboard, loft space.

**Bedroom 1:**  
12' x 11'4" (3.66m x 3.46m) Wall to wall fitted wardrobes.

**Bedroom 2:**  
14'2" x 10'9" (4.32m x 3.27m)

**Bedroom 3:**  
9'1" x 8' (2.78m x 2.44m) Built in wardrobe

**Bathroom:**  
Modern suite comprising P shaped bath with shower screen, mixer tap, and electric shower unit over, wash basin, WC.

OUTSIDE

**Front:**  
To the front of the property is a driveway and slate chipping area with path to front door.

**Rear Garden:**  
The rear garden is an attractive feature of the property measuring approximately 60' in length. To the rear of the property is a sitting area leading onto a lawned area and sun deck, garden shed, rear gate, enclosed by fencing.

**Garage:**  
10'11" x 8'4" (3.33m x 2.54m) Light, power and boiler

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1970

**Approximate Area:**  
1065sqft/98.7sqm

**Sellers Poosition:**  
Looking for forward purchase

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazed windows

**Infant/Junior School:**  
Fryern Infant/Junior School

**Secondary School:**  
Toynbee Secondary School

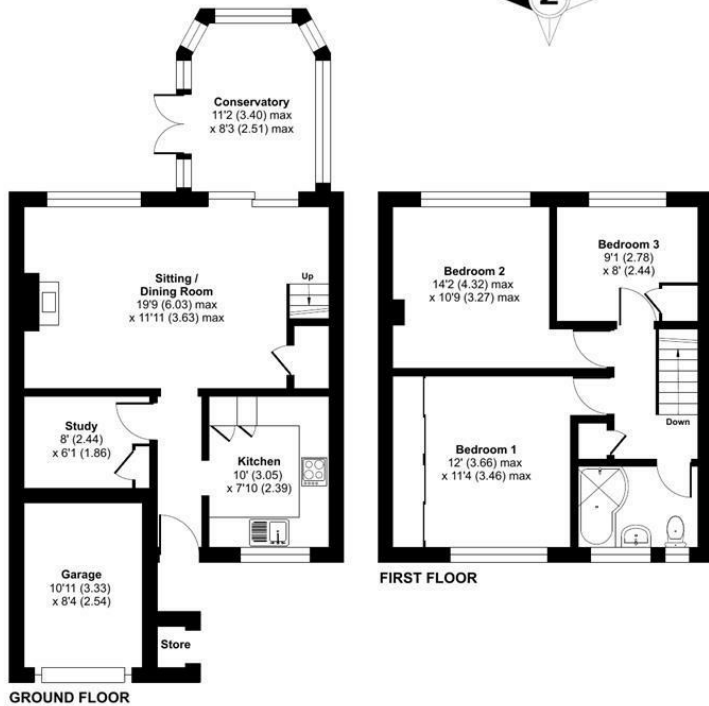
**Local Council:**  
Eastleigh Borough Council - 02380 688000

**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 = 519 sq ft / 48.2 sq m  
 First Floor = 456 sq ft / 42.3 sq m  
 Garage = 85 sq ft / 7.8 sq m  
 Outbuilding = 5 sq ft / 0.4 sq m  
 Total = 1065 sq ft / 98.7 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>69</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto: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.



