



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

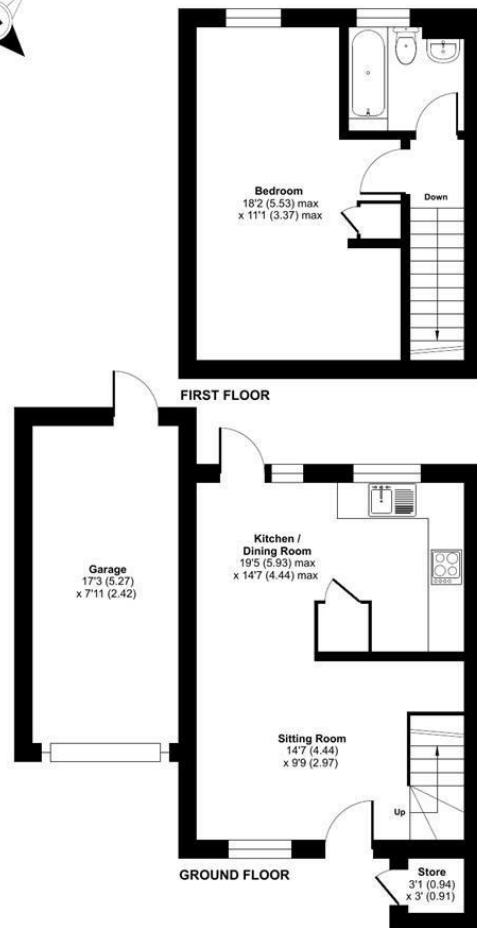
Secondary School:
The Toynbee School

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

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