



**Rowe
& Co.**

7 Marlborough Court Pilgrims Close, Chandler's Ford

Eastleigh

£310,000

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7 Marlborough Court Pilgrims Close

Chandler's Ford, Eastleigh

This beautifully presented two-bedroom end-terrace home is located within a highly sought-after gated development exclusively for the over 55s. Ideally positioned, the property is within easy walking distance of local shops, a chemist, and a doctor's surgery, offering both convenience and a strong sense of community. The accommodation is thoughtfully arranged and includes a spacious lounge / dining room, and a stylish re-fitted kitchen. A ground floor shower room adds to the practicality of the layout. Upstairs, the property offers two well-proportioned bedrooms and a family bathroom. The home has been meticulously maintained and is presented in excellent decorative order throughout. Offered to the market with no forward chain, this delightful retirement property provides a fantastic opportunity for a smooth and straightforward purchase.

Location

Set within the popular area of Chandler's Ford, this location enjoys a prime position approximately a 15-minute drive from the mesmerising cathedral city of Winchester and the vibrant centre of Southampton. Chandler's Ford offers a variety of local amenities including independent shops, well-regarded restaurants, traditional inns, and reputable schools. Nearby Winchester is renowned for its historic charm and famous attractions, including Winchester Cathedral, along with an excellent range of shopping, dining, and cultural facilities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: Pending



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Inside

The front door opens into a welcoming entrance hall with stairs rising to the first floor. The lounge is a spacious, light, and airy room featuring a window to the front aspect and an attractive feature fireplace. An open doorway leads through to the dining room, which benefits from patio doors opening onto the paved patio — ideal for indoor-outdoor entertaining.

The kitchen overlooks the rear garden and has been re-fitted with a range of modern wall and base units, offering ample storage and space for appliances. Completing the ground floor is a convenient shower room fitted with a corner shower cubicle, wash hand basin, and WC.

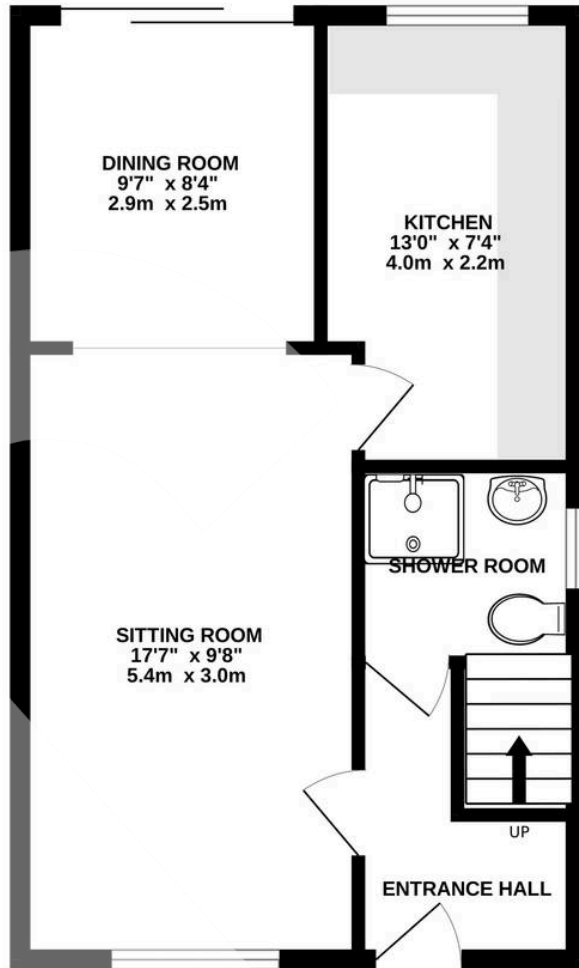
Upstairs, the first-floor landing benefits from a side window allowing in natural light. The master bedroom is a generously sized room with a fitted wardrobe, airing cupboard, and a window to the front aspect. Bedroom two is situated to the rear of the property and features a Velux window, fitted wardrobe and cupboard. The first floor shower room is fitted with a walk in cubicle, countertops and complemented by stylish tiling.

Situated within a charming brick-paved courtyard development for the over-55s, the property benefits from its own private patio area and front garden with further well-maintained communal gardens, a bin storage area, and allocated parking.

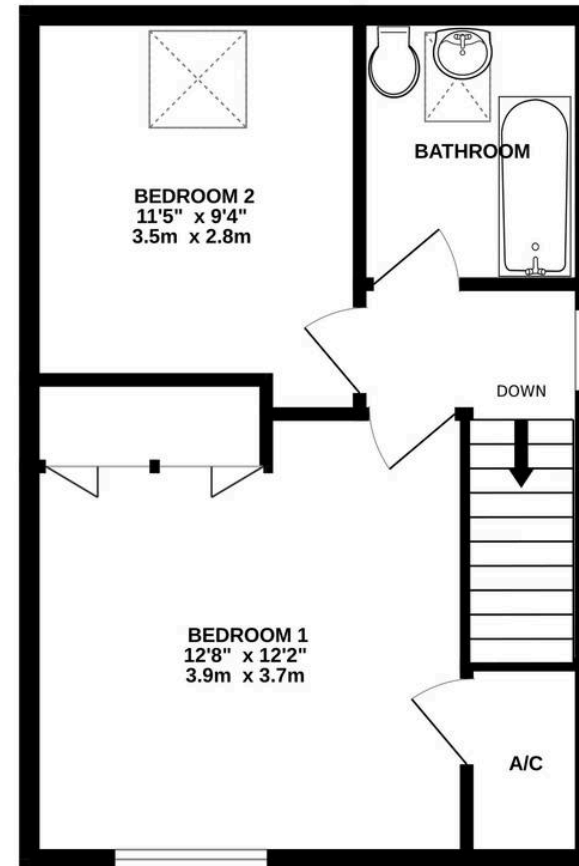
- Two Bedrooms
- No Forward Chain
- Communal Gardens, Bin Store & Parking
- Over 55s Development
- Convenient Location



GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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