



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

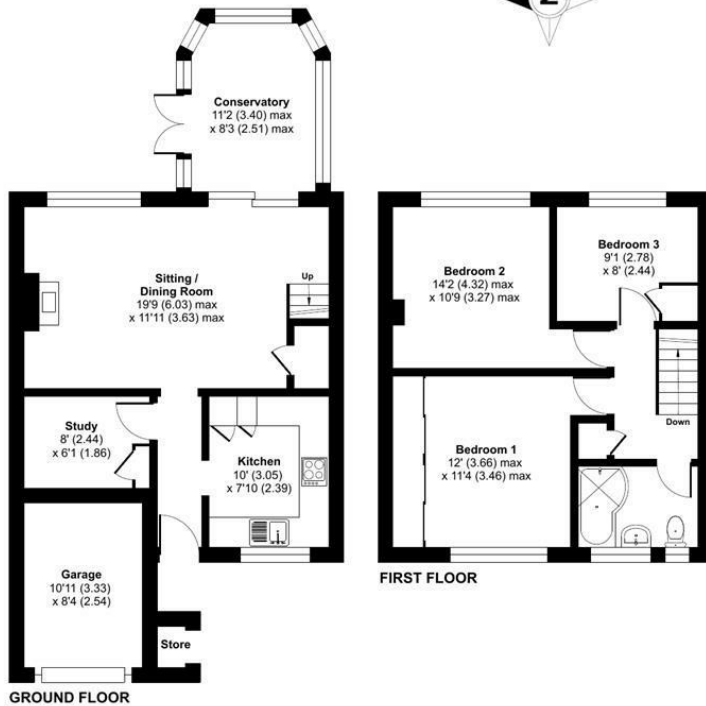
Secondary School:
Toynbee Secondary School

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) A		
(81-91) B		85
(69-80) C		
(55-68) D		69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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