



sparks ellison

2 Acorn Drive Valley Road, Chandler's Ford, SO53 1GE

£325,000

Located in the heart of Chandler's Ford, this delightful two-bedroom semi-detached house on Valley Road offers two spacious double bedrooms, making it ideal for small families or professionals seeking extra space. The modern re-fitted bathroom is a standout feature, providing a fresh and contemporary feel. On the ground floor, you will find a welcoming sitting room overlooking the rear garden, alongside a well-appointed kitchen and a handy cloakroom. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. Outside, the property benefits from off-street parking, a significant advantage in this sought-after area. The neat and tidy garden provides a lovely outdoor space for enjoying the fresh air, whether for gardening enthusiasts or those simply wishing to unwind. Well presented throughout, this home is ready for you to move in without delay, as there is no forward chain. Its location is particularly convenient, with easy access to the centre of Chandler's Ford, local schools, and various amenities, making it an excellent choice for those looking to settle in a vibrant community. This property truly represents a wonderful opportunity to enjoy comfortable living in a desirable area.

ACCOMMODATION

Ground Floor

Reception Hall:

Karndean floor, stairs to first floor with cupboard under.

Sitting Room:

14'5" x 12' (4.39m x 3.66m) Karndean floor, double doors to garden.

Kitchen:

11'6" x 7'4" (3.51m x 2.24m) Range of units, electric oven, gas hob with extractor hood over, space and plumbing for further appliances, tiled floor, boiler.

Cloakroom:

Wash basin, wc.

First Floor

Landing:

Hatch to loft space.

Bedroom 1:

11'11" x 11'7" 3.63m x 3.53m)

Bedroom 2:

12' x 11'2" (3.66m x 3.40m)

Bathroom:

7'6" x 5'8" (2.29m x 1.73m) Re-fitted modern suite comprising bath with mixer tap and fitted shower over, wash basin, with cupboard under, WC, tiled walls.

OUTSIDE

Front:

Pathway to front door with adjacent lawned area.

Rear Garden:

Approximately 40' in length and landscaped with a generous porcelain patio ideal for outside entertaining leading onto a lawned area enclosed by fencing, side gate.

Parking:

Two parking spaces side by side directly outside the front of the property.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2006

Approximate Area:

70.4sqm/758sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Fully boarded with ladder and light connected

Infant/Junior School:

Chandlers Ford Infant/Mardon Junior School

Secondary School:

Thornden Secondary School

Local Council:

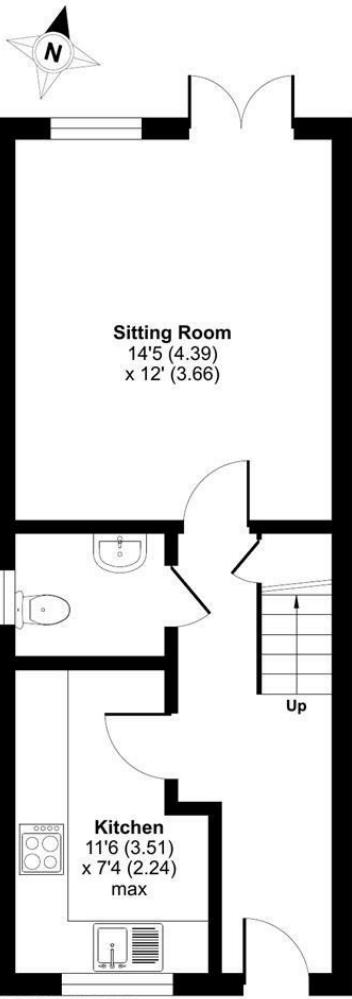
Eastleigh Borough Council - 02380 688000

Council Tax:

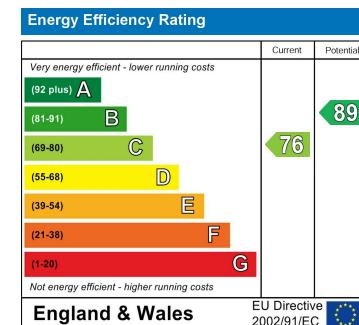
Band D

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 = 379 sq ft / 35.2 sq m
First Floor = 379 sq ft / 35.2 sq m
Total = 758 sq ft / 70.4 sq m
For identification only - Not to scale



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

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.

