



sparks ellison

# 50 Kelburn Close, Chandler's Ford, SO53 2PW

£450,000

A wonderful three bedroom detached home presented in excellent condition throughout benefitting from a 23ft sitting/dining room, conservatory, three good size bedrooms, re-fitted bathroom, garage and delightful gardens. The property is located within the popular South Millers Dale area and within easy reach of local shops on Hursley Road and Chandlers Ford railway station. The two main shopping centres are a short distance away and woodland walks and a nature reserve are situated between South and North Millers Dale. The property is also sold with no forward chain.

## ACCOMMODATION

### Ground Floor

#### Reception Hall:

Stairs to first floor, herringbone style floor.

#### Cloakroom:

Wash hand basin, w.c, herringbone style floor.

#### Sitting/Dining Room:

23' x 12'9" x 8'6" (7.01m x 3.89m x 2.59m) Fireplace with gas coal effect fire, double doors to garden, door to conservatory.

#### Conservatory:

13'3" x 9'1" (4.04m x 2.77m) Radiator, plumbing for washing machine, double doors to rear garden.

#### Kitchen:

10'4" x 8'8" (3.15m x 2.64m) Range of units, electric double oven and gas hob with extractor hood over, space and plumbing for appliances, cupboard housing boiler, tiled floor, integrated fridge, door to outside.

### First Floor

#### Landing:

Storage cupboard, hatch to loft space.

#### Bedroom 1:

12' x 8'3" (3.66m x 2.51m) Feature panel wall.

#### Bedroom 2:

12'6" x 9'6" (3.81m x 2.90m)

#### Bedroom 3:

9'6" x 9'6" (2.90m x 2.90m)

#### Bathroom:

7'4" x 7' (2.24m x 2.13m) Re-fitted modern white suite with chrome fittings comprising bath with mixer tap and shower unit over and glazed screen, circular wash basin on a stand, wc, tiled floor.

## OUTSIDE

### Rear Garden:

Approximately 55' x 37' The delightful rear garden affords a pleasant westerly aspect with a paved area adjoining the house leading onto a lawn surrounded by well stocked and mature borders. At the end of the garden is a further paved area.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1980's

### Approximate Area:

1198sqft/11.2sqm (Including garage)

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Partially boarded with light connected

### Infant/Junior School:

Chandlers Ford Infant School/Merdon Junior School

### Secondary School:

Toynbee Secondary School

### Local Council:

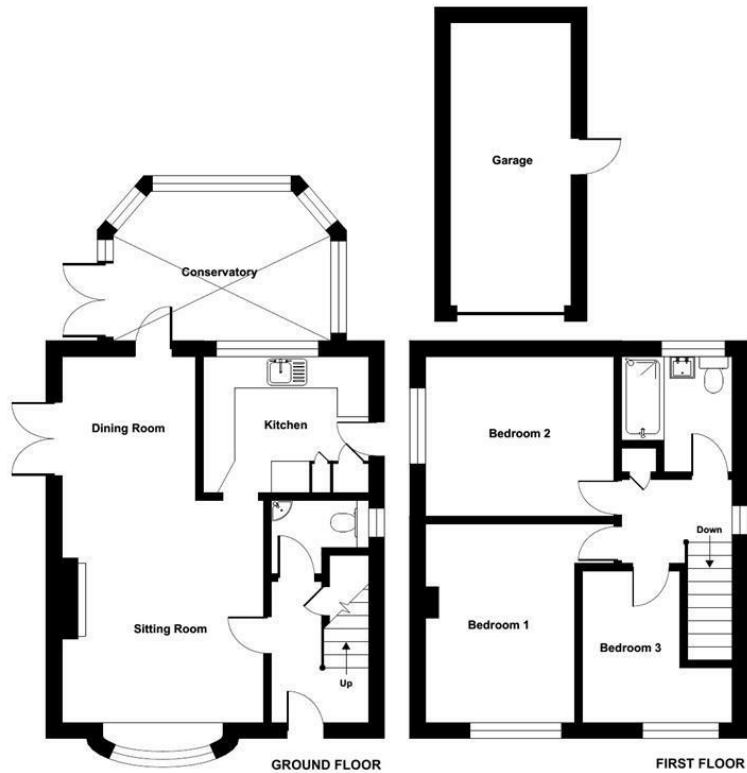
Eastleigh Borough Council - 02380 688000

### Council Tax:

Band D



Ground Floor = 605 sq ft / 56.2 sq m  
 First Floor = 455 sq ft / 42.2 sq m  
 Garage = 138 sq ft / 12.8 sq m  
 Total = 1198 sq ft / 111.2 sq m  
 For identification only - Not to scale



 Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2023.  
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| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           |                                                                                                               |
| (81-91) <b>B</b>                            |           | <b>84</b>                                                                                                     |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>66</b> |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |

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