



sparks ellison

6 Conway Close, Chandler's Ford, SO53 3NW

£239,950

Located in Conway Close, Valley Park, this charming end-terrace house presents an excellent opportunity for those looking to create their dream home. With one reception room, one bedroom, and one bathroom, this property is ideal for first-time buyers or those seeking a cosy retreat. The house boasts an attractive design, characteristic of the popular style, and is set in a sought after neighbourhood that offers a sense of community. One of the key advantages of this property is that it comes with no forward chain. While the house is in need of modernisation, this presents a wonderful chance for buyers to personalise the space to their taste and requirements. Additionally, the property includes a garage, providing valuable storage space or the possibility of off-road parking. In summary, this end-terrace house in Valley Park is a promising opportunity for anyone looking to invest in a property with potential. With its attractive features and convenient location, it is sure to appeal to a variety of buyers.

ACCOMMODATION

GROUND FLOOR

- Sitting Room:**
14'10" x 9'11" (4.51m x 3.03m) Stairs to first floor.
- Kitchen/Breakfast Room:**
14'9" x 9'3" (4.50m x 2.82m) Built in oven, built in electric hob, fitted extractor hood, space for fridge freezer, space and plumbing for washing machine.
- Conservatory:**
15'7" x 8'10" (4.74m x 2.69m) Door to storage cupboard.

FIRST FLOOR

- Landing:**
- Bedroom:**
11'9" x 11'1" (3.59m x 3.39m) A charming galleried room overlooking the sitting room.
- Bathroom:**
A walk in bath, with seat, set up for disability use, wash hand basin, WC.

OUTSIDE

- Front:**
Planted open plan garden. Outside storage cupboard housing boiler.
- Rear Garden:**
Measures approximately 17' x 17' with area laid to shingle, variety of mature plants.
- Garage:**
With up and over door.

OTHER INFORMATION

- Tenure:**
Freehold
- Approximate Age:**
1984
- Approximate Area:**
75.5sqm/815sqft (Including garage)
- Sellers Position:**
No forward chain
- Heating:**
Gas central heating
- Windows:**
UPVC double glazed windows
- Infant/Junior School:**
St. Francis Primary School
- Secondary School:**
Toynbee Secondary School
- Council Tax:**
Band B
- Local Council:**
Eastleigh Borough Council - 02380 688000
- 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 = 455 sq ft / 42.3 sq m (excludes void)
 First Floor = 185 sq ft / 17.2 sq m
 Garage = 175 sq ft / 16.2 sq m
 Total = 815 sq ft / 75.7 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	77
	EU Directive 2002/91/EC	

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