David Evans
ESTATE AGENTS

Property Details

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Woodlea House, Nursery Gardens, Chandler's Ford, , SO53 3RS
Reduced To £210,000

JUST REDUCED FOR A QUICK SALE ... NO CHAIN !!!
A well presented and inviting 2 bedroom ground floor maisonette set amongst similar properties in a popular residential location with easy access to Chandlers Ford itself, to Eastleigh and to the M3 & M27. A parking space is allocated and further visitor parking provided. A 15'10" x 11'5" living / dining room, and a well fitted kitchen. The two bedrooms are served by a white bathroom. Electric heating and double glazed. No forward Purchase.

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New to the market a 2 bedroom ground floor maisonette well presented throughout.

The property is accessed via a composite obscure glazed door opening to

Entrance

Laid to ribbed matting, to high height electric consumer unit, and meter, electric panel heater.

From here an opening leads through to lounge / dining room.

Lounge / Dining Room 15'10" x 11'5" (4.83m x 3.48m)

A spacious room with smooth plastered ceiling, coving, ceiling light point. Natural light is provided by a upvc double glazed window to the front aspect, wall mounted panel heater, provision of power points, television point.

From here a door leads to an inner hallway.

Inner Hallway

Textured ceiling, ceiling light point, a door opens to a useful storage cupboard and houses an insulated hot water cylinder with slatted linen shelving over.

Kitchen 7'8" x 6'11" (2.34 x 2.12)

the kitchen is fitted with a range of light 'Beech' effect cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap over. Space for an electric oven with extractor fan over, space for a tall fridge / freezer, space and plumbing for a washing machine. Ceramic brick work effect, glazed splashback tiling.

Textured ceiling, ceiling light point, upvc double glazed window to side aspect, linoleum floor covering.

Master Bedroom 10'9" x 9'8" (3.28 x 2.95)

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, wall mounted panel heater, laminate floor covering, provision of power points.

Bedroom 2 9'9" x 8'4" (2.99 x 2.56)

Textured ceiling, coving, ceiling light point, upvc double glazed window to the rear aspect, wall mounted panel heater, provision of power points.

Family Bathroom 5'5" x 6'11" (1.66 x 2.12)

Fitted with a three piece white suite comprising wash hand basin set within a vanity unit with storage below, close coupled wc with dual push flush, panelled bath with a glass and chrome

shower screen over and 'Myra Go' electric shower within.

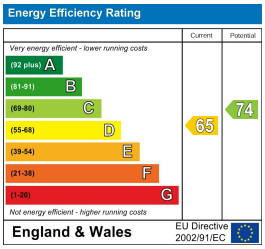
Textured ceiling, ceiling light point, linoleum style floor covering, chrome heated towel rail. Ceramic glazed tiling with mosaic border, extractor fan.

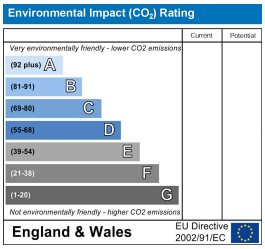
Tenure

A 125 years from June 2026
Lease Term Remaining 125 years
Service charge: Circa £900 Per annum (£450. per half year)
Ground Rent: £Nil Per year.
These details would need to be verified by the vendors solicitors.

Council Tax Band B

Bedroom 2
Bedroom 1
Kitchen
Sitting Room
FIRST FLOOR


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
65
74
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC