



sparks ellison

18 Caernarvon Gardens, Chandler's Ford, SO53 4NG

£269,950

Situated in Caernarvon Gardens, Chandler’s Ford, this modern terraced house offers well-planned accommodation arranged over two floors. Constructed in 1982, the property provides approximately 602sqft of living space. The ground floor comprises a spacious sitting room and a generous kitchen. Upstairs, there are two well-proportioned bedrooms and a bathroom, externally, the property benefits from an allocated parking space to the front and a sizeable rear garden, offering useful outdoor space. Located within a popular residential area, the property is well placed for local amenities and transport links within Chandler’s Ford, making it an attractive option for first-time buyers, downsizers or investors.

ACCOMMODATION:

Ground Floor:

Sitting Room:
15'10" x 12'7" (4.57m x 3.84m) Spiral staircase to first floor.

Kitchen/Breakfast Room:
12'7" x 7'5" (3.84m x 2.26m) Electric oven and hob with extractor hood over, washing machine, fridge freezer and breakfast bar.

First Floor:

Landing:

Bedroom 1:
12'7" x 8'3" (3.84m x 2.51m)

Bedroom 2:
12'7" x 7'5" (3.84m x 2.26m) Built in airing cupboard.

Bathroom:
7'2" x 4'7" (2.18m x 1.40m) White suite with chrome fittings comprising bath with shower over, wash hand basin, WC.

OUTSIDE:

Front:
Planted bed, driveway providing off road parking.

Rear Garden:
Measures approximately 36' x 13' Area laid to timber deck, area laid to shingle, garden shed, gate providing rear access.

OTHER INFORMATION

Approximate Age:
1980's

Approximate Area:
56.2sqm/607sqft

Heating:
Electric heating, underfloor heating in the kitchen and bathroom

Windows:
UPVC double glazing

Infant/Junior School:
St Francis Primary School

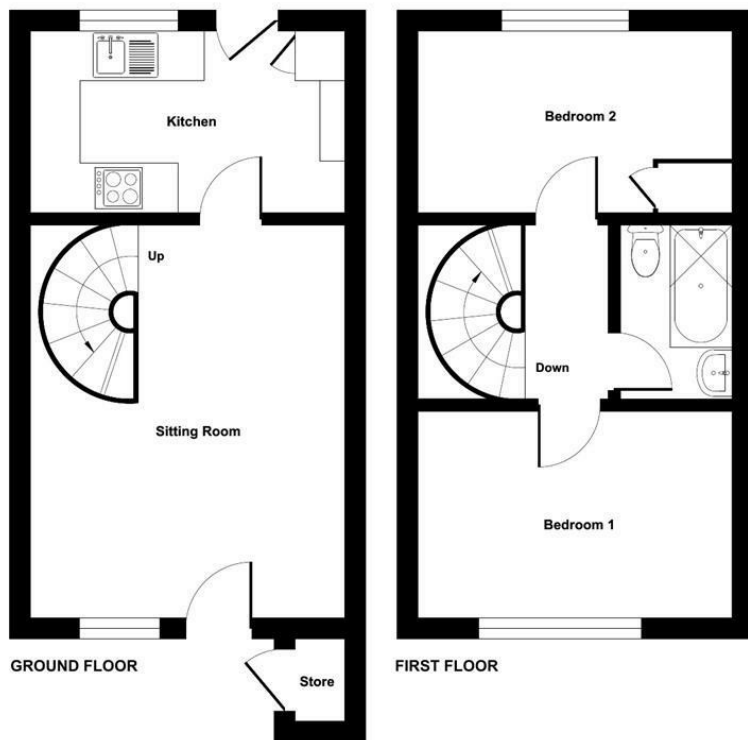
Secondary School:
Toynbee Secondary School

Local Council
Test Valley Borough Council 01264 368000

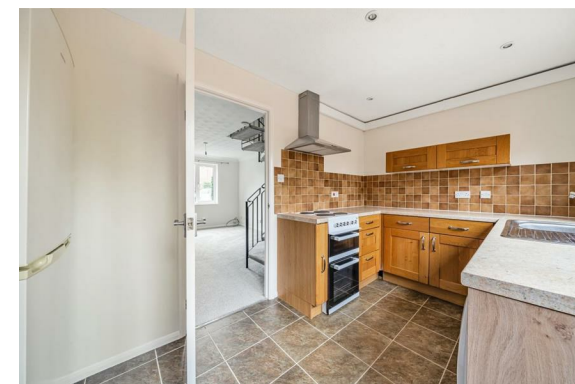
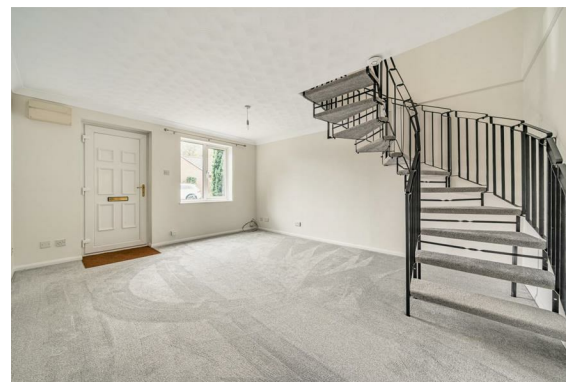
Council Tax:
Band C

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 = 300 sq ft / 27.8 sq m
 First Floor = 300 sq ft / 27.8 sq m
 Store = 7 sq ft / 0.6 sq m
 Total = 607 sq ft / 56.2 sq m
 For identification only - Not to scale



RICS 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) A		
(81-91) B		89
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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