



sparks ellison

3 Basing Way, Chandler's Ford, SO53 3PG

£375,000

This delightful three bedroom semi-detached home offers beautifully proportioned accommodation throughout. Upstairs, the property boasts three generous bedrooms and a stylish, modern family bathroom, creating a comfortable and inviting living space for families and professionals alike. On the ground floor, you are welcomed via a porch which leads through into a sitting room, providing a cosy yet bright space to relax. The highly sought-after kitchen/dining room spans the rear of the property, with direct access onto the rear garden, Externally is driveway parking and a landscaped rear garden. Further benefits include a downstairs cloakroom and access to the integral garage, adding both convenience and practicality. Presented in excellent condition throughout and offered with no forward chain, this lovely home is perfect for first-time buyers and is ready to move straight into and enjoy.

ACCOMMODATION

Ground Floor

Porch:

Cloakroom:
WC and wash basin with cupboard under.

Sitting Room:
15'0" x 10'9" (4.58m x 3.27m) Electric fireplace.

Kitchen/Dining Room:
19'3" x 8'9" (5.88m x 2.66m) A range of white units, space for fridge/freezer, dishwasher, washing machine, sink, gas hob and electric oven with extractor hood over. Sliding doors onto rear garden,

First Floor

Landing:
Hatch to loft space, boiler.

Bedroom 1:
13'0" x 10'10" (3.97m x 3.30m)

Bedroom 2:
11'0" x 10'10" (3.35m x 3.30m) Built in wardrobe/cupboard.

Bedroom 3:
9'8" x 8'4" (2.94m x 2.54m)

Bathroom:
White suite comprising walk-in shower with glass screen and curtain, WC, wash basin with cupboard under, towel radiator. Tiled walls and floor.

OUTSIDE

Front:
Driveway parking and lawned area.

Rear Garden:
Patio area with steps onto lawn area and path to shed, surrounding by fencing.

Garage:
Understairs storage cupboard, access from integral door.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980

Approximate Area:
997 sq ft / 92.4 sq m

Sellers Position:
No Forward Chain

Heating:
Gas Central Heating

Windows:
UPVC Double Glazing

Loft Space:
Insulated, partially boarded, light connected, ladder connected

Infant/Junior School:
St Francis C of E Primary School

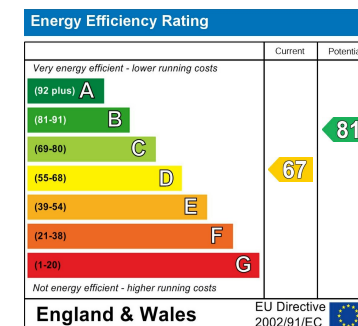
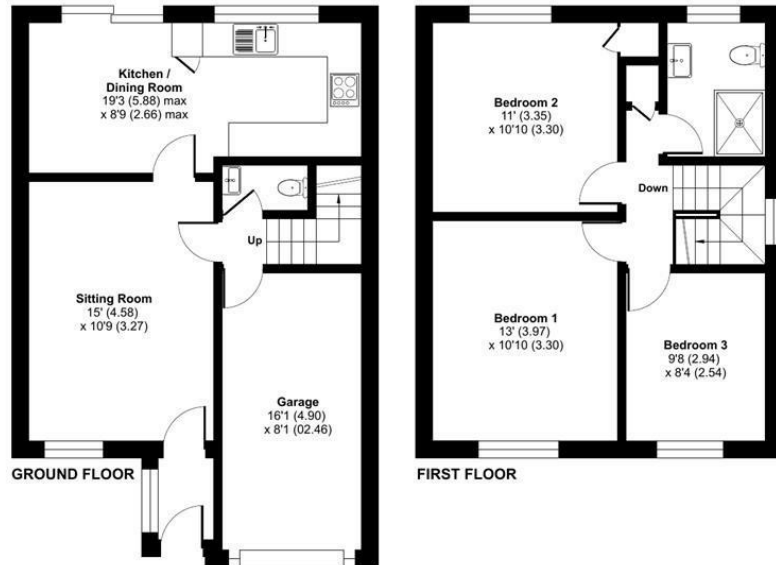
Secondary School:
The Toynbee School

Local Council:
Test Valley Borough Council ~ 01264 368000

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 = 399 sq ft / 37 sq m
 First Floor = 468 sq ft / 43.4 sq m
 Garage = 130 sq ft / 12 sq m
 Total = 997 sq ft / 92.4 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.



