



sparks ellison

9 Common Close, Chandler's Ford, SO53 1HF

£400,000

A two bedroom detached bungalow situated in a popular cul-de-sac location in a central location providing convenient access to the centre of Chandler's Ford and it's amenities including Waitrose Supermarket. Along with the two bedrooms are the sitting room, good size kitchen/breakfast room and modern bathroom. Outside, the property boasts a substantial rear garden measuring 60' x 60', offering a private oasis for outdoor activities, gardening, or simply enjoying the fresh air. The off-road parking accommodates up to three vehicles, providing convenience for residents and visitors alike. Additionally, this bungalow is situated within the catchment area for the highly regarded Thornden School, making it an excellent choice for families with school-aged children.

ACCOMMODATION:

Entrance Hall:

Access to loft space.

Sitting Room:

14' x 11'11" (4.26m x 3.63m) Fireplace surround and hearth with electric fire.

Kitchen/Breakfast Room:

20'1" x 13'5" (6.12m x 4.08m) Built in oven, built in electric hob, fitted extractor hood, space and plumbing for washing machine, space for table and chairs.

Bedroom 1:

11'11" x 10'11" (3.63m x 3.33m)

Bedroom 2:

10'2" x 7'10" (3.10m x 2.39m)

Bathroom:

Comprising bath with shower over, wash hand basin and wc inset to vanity unit.

OUTSIDE:

Front:

Gravel driveway providing off road parking. Side access to rear garden.

Rear Garden:

The rear garden measures approximately 60' x 60'. A stepped garden with areas laid to lawn, flower and shrub beds, patio area, garden shed, mature tree, outside tap.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1950's

Approximate Area:

733sqft/68sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Chandlers Ford Infant School / Merton Junior School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

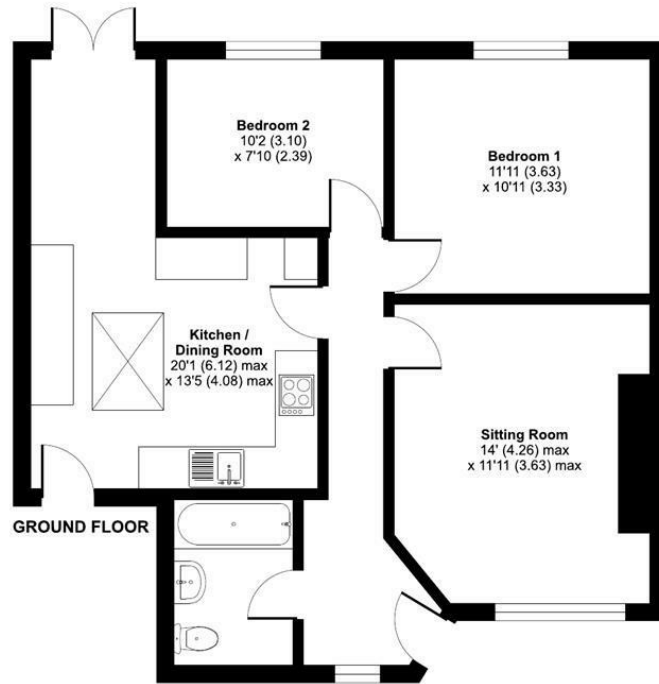
Band D

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 = 733 sq ft / 68 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		84
(69-80) C		
(55-68) D	68	
(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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