



sparks ellison

49 Salcombe Close, Chandler's Ford, SO53 4PJ

£375,000

A delightful three bedroom semi-detached home benefiting from a host of wonderful attributes to include a downstairs re-fitted cloakroom, spacious open plan sitting/dining area, re-fitted kitchen, main bedroom with en-suite shower, two further bedrooms and bathroom. Externally the property benefits from a driveway leading to a garage and a pleasant rear garden affording a westerly aspect. Salcombe Close is conveniently situated close to shops and amenities in Pilgrims Close on Valley Park together with the local St Francis School, as well as being a short drive away from the centre of Chandler's Ford and the M3 and M27 motorway junctions.

ACCOMMODATION

Ground Floor

Entrance Hall:

Cloakroom:
Re-fitted modern white suite comprising wash basin with cupboard under, wc.

Sitting Room:
15'1" x 14'10" (4.60m x 4.52m) Stairs to first floor with cupboard under, open plan to dining area.

Dining Area:
11'4" x 7'5" (3.45m x 2.26m) Double doors to rear garden.

Kitchen:
9'5" x 6'11" (2.87m x 2.11m) Re-fitted range of modern white units, electric double oven, electric hob with extractor hood over, space and plumbing for further appliances, door to rear garden.

First Floor

Landing:
Airing cupbaord.

Bedroom 1:
11'6" x 7'9" (3.51m x 2.36m) Built in wardrobe.

En-Suite Shower Room:
Suite comprising shower cubicle with glazed screen, wc.

Bedroom 2:
9'8" x 8' (2.95m x 2.44m)

Bedroom 3:
6'8" x 6'5" (2.03m x 1.96m)

Bathroom:
White suite with chrome fitments comprising bath with mixer tap and shower attachment, wash basin with cupboard under, wc.

OUTSIDE

Front:
To the front of the property is a driveway that leads to the garage, pathway to front door and well tended front garden.

Rear Garden:
Approximately 41' enjoying a pleasant westerly aspect. A patio adjoins the property leading to a lawned area with deck situated at the end, flower and shrub borders enclosed by fencing.

Garage:
Light and power, space and plumbing for washing machine, double doors to front, door to rear garden.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980's

Approximate Area:
918sqft/85.1sqm (Including garage)

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with ladder and light connected

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

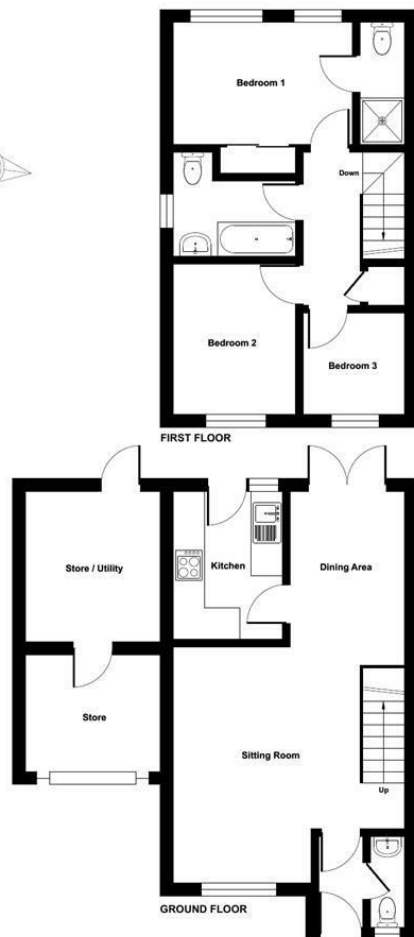
Secondary School:
Toynbee Secondary School

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 = 389 sq ft / 36.1 sq m
 First Floor = 373 sq ft / 34.6 sq m
 Garage = 156 sq ft / 14.4 sq m
 Total = 918 sq ft / 85.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

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