



sparky ellison



# 9 Mount Drive, Chandlers Ford, SO53 2PN

£380,000

A spacious four/five bedroom semi detached family home situated in a pleasant cul-de-sac location within close proximity to the centre of Chandlers Ford and ease of access to Eastleigh Town Centre along with the M3 & M27 motorways. The property provides flexible accommodation including the potential for a downstairs bedroom and, subject to adaptation, the possibility of creating an annexe.

## ACCOMMODATION

### Ground Floor

#### Entrance Vestibule:

#### Sitting Room:

15'4" x 14'8" (4.67 x 4.47)

Fireplace surround and hearth with inset gas fire (currently not in operation), stairs to first floor.

#### Dining Room:

15'4" x 8'5" (4.67 x 2.57)

Cupboard housing boiler.

#### Kitchen/Breakfast Room:

11'2" x 10'11" (3.40 x 3.33)

Butler sink, built in double oven, built in five ring gas hob, fitted extractor hood, plumbing for dishwasher, space for American style fridge freezer, space for table and chairs.

#### Cloakroom:

White suite with chrome fittings comprising low level w.c., wash hand basin.

#### Family Room/Bedroom 5:

11'3" x 9'1" plus door recess (3.43 x 2.77 plus door recess)

#### Utility Room:

7'4" x 6'0" (2.24 x 1.83)

Plumbing for washing machine, space for tumble dryer, tiled floor.

### First Floor

#### Landing:

Access to loft space, built in airing cupboard housing hot water tank.

#### Bedroom 1:

18'2" x 11'4" (5.54 x 3.45)

Built in wardrobes.

#### En-Suite:

11'3" x 5'0" (3.43 x 1.52)

Four piece white suite with chrome fittings comprising open ended shower enclosure, corner bath, wash hand basin, w.c., tiled floor, tiled walls.

#### Bedroom 2:

12'3" x 8'10" (3.73 x 2.69)

#### Bedroom 3:

11'0" x 8'10" (3.35 x 2.69)

#### Bedroom 4/Study:

6'8" plus door recess x 6'3" (2.03 plus door recess x 1.91)

#### Bathroom:

7'11" max x 6'3" (2.41 max x 1.91)

White suite with chrome fittings comprising bath with mixer tap and shower attachment, wash hand basin, w.c., tiled floor, tiled walls.

## OUTSIDE

#### Front:

Large block paved driveway providing off road parking for several vehicles, external storage cupboard.

#### Rear Garden:

Measures approximately 44' max x 19' at mid point. Area laid to lawn, area laid to shingle, garden shed.

#### Work Shop:

9'2" x 8'2" (2.79 x 2.49)

With power and light and doors at front and rear providing access from the front of the property into the rear garden.

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1980

#### Approximate Area:

127.3sqm/1370sqft

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Loft Space:

Fully boarded with ladder & light connected

#### Infant/Junior School:

Fryern Infant/Junior School

#### Secondary School:

Toynbee Secondary School

#### Council Tax:

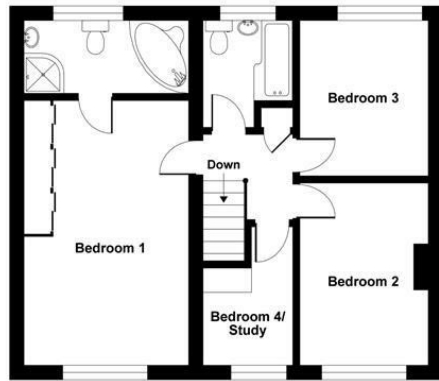
Band D - £1,675.33 19/20

#### Local Council:

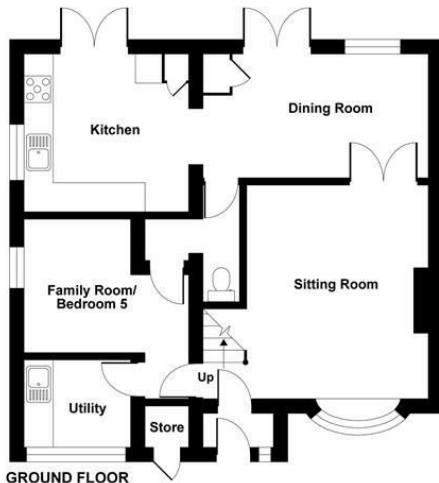
Eastleigh Borough Council - 02380 688000



Ground Floor = 712 sq ft / 66.1 sq m (excludes store)  
 First Floor = 658 sq ft / 61.1 sq m  
 Total = 1370 sq ft / 127.3 sq m  
 For identification only - Not to scale





FIRST FLOOR



GROUND FLOOR



 Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Sparks Ellison. REF: 731207

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

94 Winchester Road, Chandlers Ford, Eastleigh, Hampshire SO53 2GJ  
 Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)  
 Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto: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.



