



sparks ellison

103 Sycamore Avenue, Chandler's Ford, SO53 5RG

£210,000

A well presented two bedroom first floor maisonette situated within the popular Hiltingbury area. The property is conveniently placed within walking distance to a range of shops on Ashdown Road and Hiltingbury Road together with Hiltingbury Schools, recreation ground and community centre. The property affords spacious well proportioned rooms as well as a garage in a nearby block and a spacious boarded loft ideal for storage and is offered for sale with no forward chain.

ACCOMMODATION

Reception Hall:

Cupboard with radiator, storage cupboard, hatch to loft space.

Sitting Room:

15'10" x 11' (4.83m x 3.35m) Fireplace.

Kitchen:

12'1" x 7'2" (3.68m x 2.18m) Range of units, space and plumbing for appliances, tiled floor.

Bedroom 1:

12'5" x 10'11" (3.78m x 3.33m)

Bedroom 2:

11'1" x 9'11" (3.38m x 3.02m)

Bathroom:

7'1" x 5'8" (2.16m x 1.73m) Modern suite comprising P shaped bath with mixer tap and shower unit over, wash basin, w.c., tiled walls and floor.

OUTSIDE

The property benefits from a small garden to the front. To the side of the property is a communal garden and drying area.

Garage:

Single garage located in a nearby block.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

999 years from 1965

Ground Rent:

£10.00 per annum

Approximate Age:

1965

Approximate Area:

60.2sqm/649sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

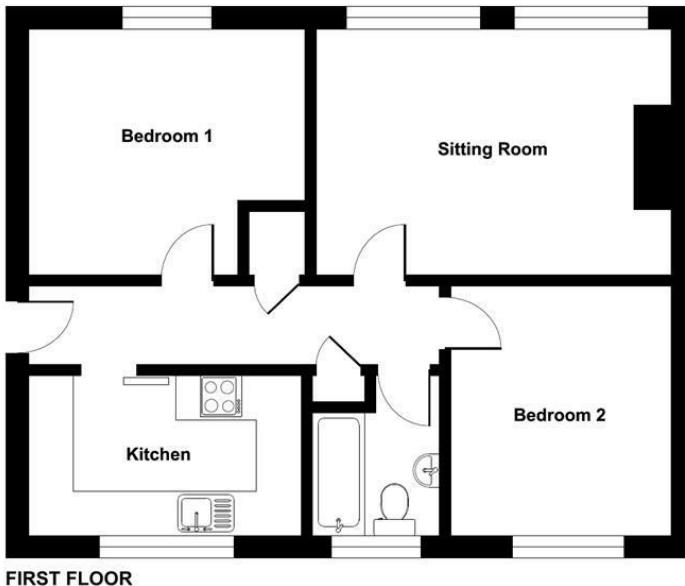
Council Tax:

Band B

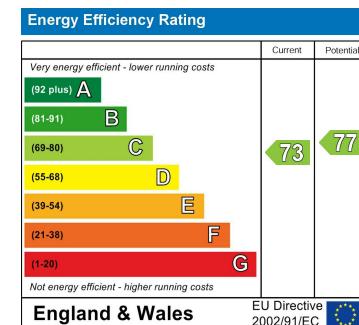
Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 649 sq ft / 60.2 sq m
For identification only - Not to scale



 Certified Property Measure
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2024.
Produced for Sparks Ellison. REF: 1184342



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.



