



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

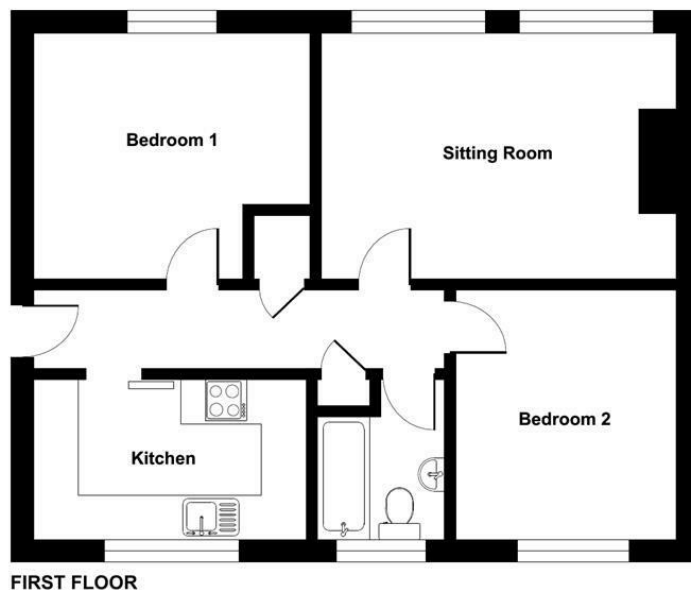
Infant/Junior School:
Hiltingbury Infant/Junior School

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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