



95 Peverells Wood Avenue, Chandler's Ford, SO53 2NZ

£300,000

Located in the highly sought-after area of Peverells Wood, this delightful terraced house boasts three well-proportioned bedrooms and a modern bathroom on the first floor along with an inviting reception room and well fitted kitchen on the ground floor. There is also a garage in a nearby block. Recently fitted carpets and a fresh coat of paint throughout the home enhance its appeal, allowing you to move in with ease and make it your own. One of the standout features of this home is its prime location. Situated centrally, it is within walking distance of the centre of Chandler's Ford, where you will find a variety of shops, cafes, and amenities to cater to your everyday needs. Additionally, the property falls within the catchment areas for two highly regarded schools, Scantabout and Thornden, making it an excellent choice for families prioritising education. This terraced house not only offers a lovely living space but also the benefits of a community-oriented neighbourhood.

ACCOMMODATION

Ground Floor

Entrance Vestibule:

Sitting Room:
14'9" max x 11'9" max (4.49m x 3.58m)

Inner Hallway:
Stairs to first floor.

Conservatory:
11'2" x 7'1" (3.41m x 2.16m) Double doors to rear garden.

Kitchen/Dining Room:
18'1"max x 9'6" max (5.51m x 2.89m) Comprehensively fitted range of units, electric oven, gas hob with extractor hood over, space and plumbing for further appliances, dual aspect windows.

First Floor

Landing:
Hatch to loft space, airing cupboard.

Bedroom 1:
15'1" x 8'11" (4.59m x 2.73m)

Bedroom 2:
11'11" x 8'5" (3.62m x 2.57m)

Bedroom 3:
11'10" x 6'6" (3.60m x 1.99m)

Bathroom:
Suite comprising bath with mixer tap, separate shower unit over, wash basin with cupboard under.

Separate WC:
Sink unit with cupboard under, WC.

OUTSIDE

Front:
A pathway to the front door is flanked by lawned areas.

Rear Garden:
Approximately 33' x 25' patio area, lawned area, enclosed by fencing, outside tap.

Garage:
A garage is located in a nearby block.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1970's

Approximate Area:
1018sqft/94.4sqm

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded

Infant/Junior School:
Scantabout Primary School

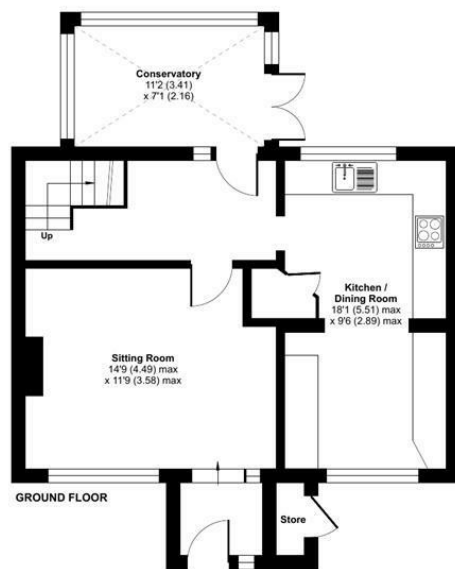
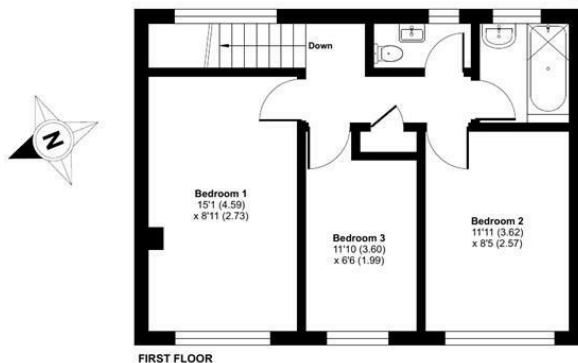
Secondary School:
Thornden Secondary School

Council Tax:
Band C

Local Council:
Eastleigh Borough Council 02380 688000

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 = 564 sq ft / 52.3 sq m
 First Floor = 447 sq ft / 41.5 sq m
 Outbuilding = 7 sq ft / 0.6 sq m
 Total = 1018 sq ft / 94.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1343179



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(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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