



sparks ellison

49 Calshot Drive, Chandlers Ford, SO53 3NY

£410,000

Located in a quiet cul-de-sac on Calshot Drive in Valley Park, this three-bedroom detached house presents an excellent opportunity for those seeking a home with potential. Offered with no forward chain, this property is ready for its new owners to make it their own. Upon entering, you will find a welcoming layout that includes a convenient downstairs cloakroom, a spacious sitting room, and a kitchen/dining room that invites family gatherings and entertaining. The three well-proportioned bedrooms provide ample space, while the bathroom which has been re-fitted completes the accommodation. This house is ripe for modernisation, allowing you to infuse your personal style and preferences. The potential to enhance and update the interiors makes this property an exciting prospect for those that want to put their own stamp on a home. Valley Park is a desirable area, known for its community spirit and family-friendly environment. Residents benefit from the proximity to St Francis School, as well as a variety of local shops and amenities, ensuring that daily needs are easily met. Furthermore, with easy access to the M3 & M27, commuting to nearby cities and attractions is both convenient and efficient. In summary, this three-bedroom detached house on Calshot Drive offers a fantastic opportunity to create a home in a sought-after location. With its quiet setting and potential for modernisation, it is a property not to be missed.

ACCOMMODATION

Ground Floor

Reception Hall:

Stairs to first floor.

Cloakroom:

Wash basin, wc, tiled floor.

Sitting Room:

14'6" x 12'7" (4.43m x 3.83m) Fireplace with TV housing above, box bow window.

Kitchen/Dining Room:

15'11" x 10'2" (4.85m x 3.10m) Range of units, electric oven and hob with extractor hood over, space and plumbing for appliances, door to outside, under stairs cupboard, space for table and chairs, double doors to rear garden.

First Floor

Landing:

Hatch to loft space, shelved cupboard.

Bedroom 1:

12'10" x 9'3" (3.91m x 2.81m) Built in wardrobe.

Bedroom 2:

10'2" x 9'2" (3.10m x 2.79m) Built in wardrobe.

Bedroom 3:

9'3" x 7'4" (2.83m x 2.24m)

Bathroom:

Re-fitted suite comprising P shaped bath with mixer tap and separate shower unit over, glazed screen, wash basin with cupboard under, WC, tiled walls and floor.

OUTSIDE

Front:

To the front of the property is a driveway affording off street parking, adjacent lawned area, side access to rear garden.

Rear Garden:

Approximately 41' x 33' a decked area adjoins the house leading onto a lawned area and chipped box area enclosed by fencing.

Garage:

Light and power, door to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1986

Approximate Area:

92.5sqm/998sqft (Including garage)

Sellers Position:

No forward chain

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 School

Secondary School:

Toynbee Secondary School

Local Council:

Test Valley Borough Council

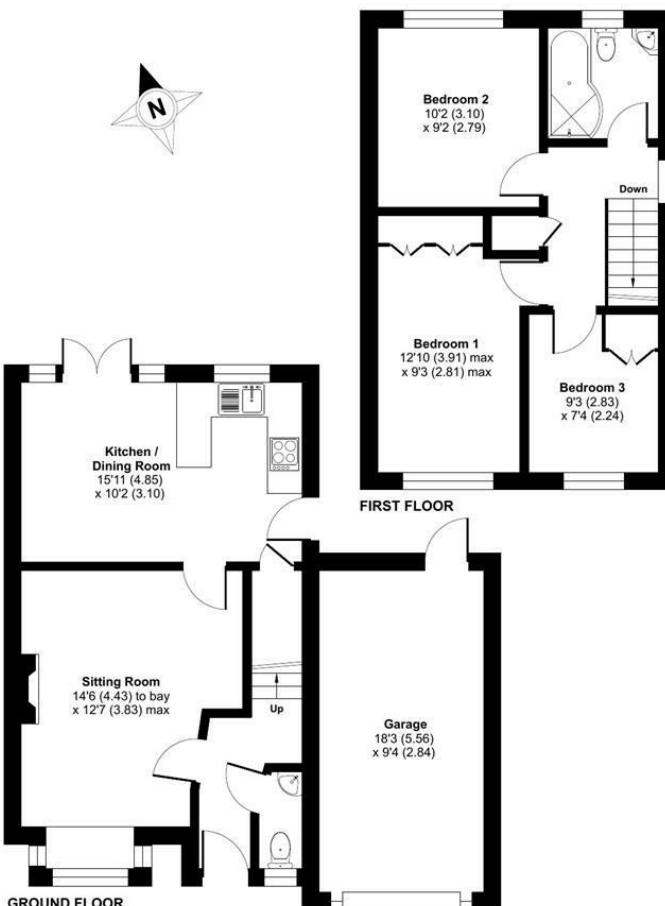
Council Tax:

Band D

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 = 427 sq ft / 39.6 sq m
 First Floor = 401 sq ft / 37.2 sq m
 Garage = 170 sq ft / 15.7 sq m
 Total = 998 sq ft / 92.5 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). ©nichecom 2025. Produced for Sparks Ellison. REF: 1385341



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	63	
(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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