



sparks ellison

# 18 Caernarvon Gardens, Chandler's Ford, SO53 4NG

£269,950

Situated in Caernarvon Gardens, Chandler's Ford, this modern terraced house offers well-planned accommodation arranged over two floors. Constructed in 1982, the property provides approximately 602sqft of living space. The ground floor comprises a spacious sitting room and a generous kitchen. Upstairs, there are two well-proportioned bedrooms and a bathroom, externally, the property benefits from an allocated parking space to the front and a sizeable rear garden, offering useful outdoor space.

Located within a popular residential area, the property is well placed for local amenities and transport links within Chandler's Ford, making it an attractive option for first-time buyers, downsizers or investors.

## ACCOMMODATION:

### Ground Floor:

#### Sitting Room:

15'10" x 12'7" (4.57m x 3.84m) Spiral staircase to first floor.

#### Kitchen/Breakfast Room:

12'7" x 7'5" (3.84m x 2.26m) Electric oven and hob with extractor hood over, washing machine, fridge freezer and breakfast bar.

### First Floor:

#### Landing:

#### Bedroom 1:

12'7" x 8'3" (3.84m x 2.51m)

#### Bedroom 2:

12'7" x 7'5" (3.84m x 2.26m) Built in airing cupboard.

#### Bathroom:

7'2" x 4'7" (2.18m x 1.40m) White suite with chrome fittings comprising bath with shower over, wash hand basin, WC.

### OUTSIDE:

#### Front:

Planted bed, driveway providing off road parking.

#### Rear Garden:

Measures approximately 36' x 13' Area laid to timber deck, area laid to shingle, garden shed, gate providing rear access.

## OTHER INFORMATION

#### Approximate Age:

1980's

#### Approximate Area:

56.2sqm/607sqft

#### Heating:

Electric heating, underfloor heating in the kitchen and bathroom

#### Windows:

UPVC double glazing

#### Infant/Junior School:

St Francis Primary School

#### Secondary School:

Toynbee Secondary School

#### Local Council

Test Valley Borough Council 01264 368000

#### Council Tax:

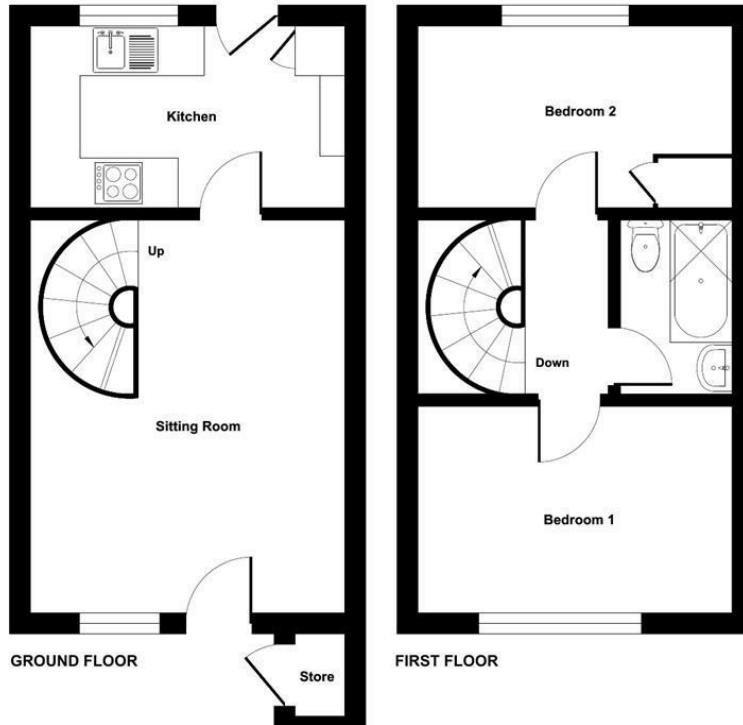
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#### Agents Note:

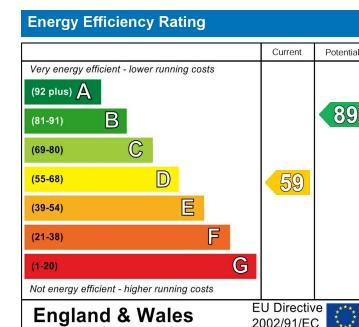
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 300 sq ft / 27.8 sq m  
 First Floor = 300 sq ft / 27.8 sq m  
 Store = 7 sq ft / 0.6 sq m  
 Total = 607 sq ft / 56.2 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 2023.  
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