



sparky 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

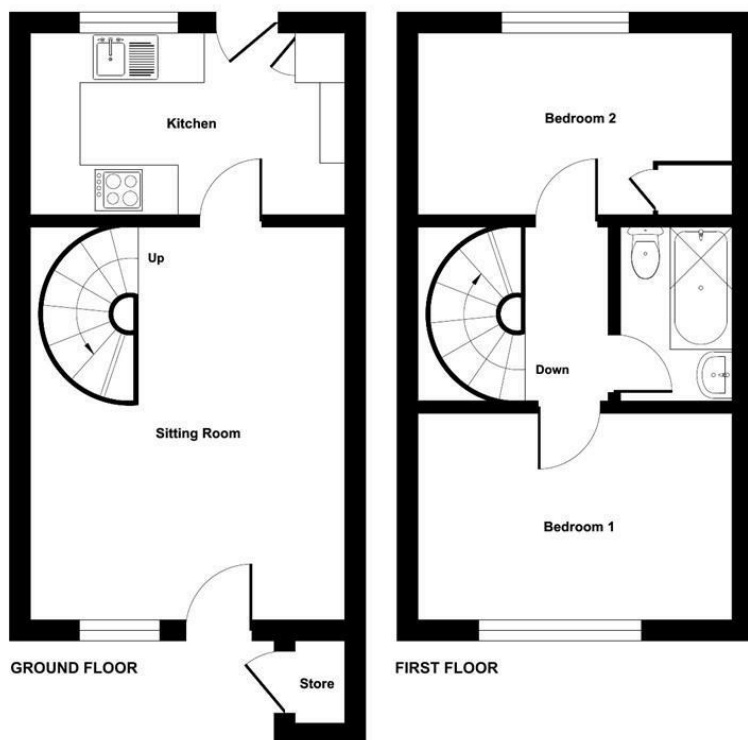
Secondary School:
Toynbee Secondary School

Local Council
Test Valley Borough Council 01264 368000

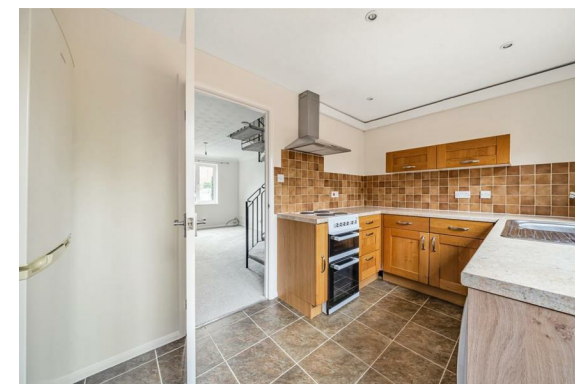
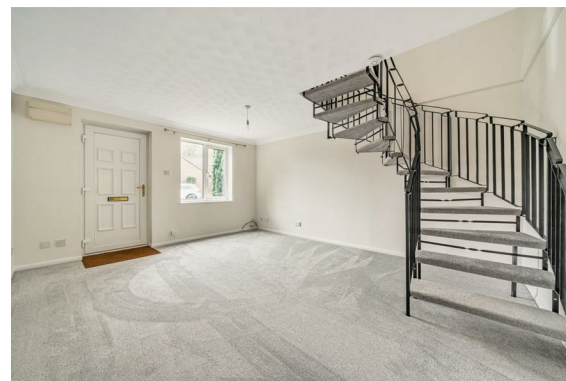
Council Tax:
Band C

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 Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2023.
 Produced for Sparks Ellison. REF: 1052952



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



