



sparks ellison

2 Acorn Drive, Valley Road, Chandler's Ford, SO53 1GE

£325,000

Located in the heart of Chandler's Ford, this delightful two-bedroom semi-detached house on Valley Road offers two spacious double bedrooms, making it ideal for small families or professionals seeking extra space. The modern re-fitted bathroom is a standout feature, providing a fresh and contemporary feel. On the ground floor, you will find a welcoming sitting room overlooking the rear garden, alongside a well-appointed kitchen and a handy cloakroom. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. Outside, the property benefits from off-street parking, a significant advantage in this sought-after area. The neat and tidy garden provides a lovely outdoor space for enjoying the fresh air, whether for gardening enthusiasts or those simply wishing to unwind. Well presented throughout, this home is ready for you to move in without delay, as there is no forward chain. Its location is particularly convenient, with easy access to the centre of Chandler's Ford, local schools, and various amenities, making it an excellent choice for those looking to settle in a vibrant community. This property truly represents a wonderful opportunity to enjoy comfortable living in a desirable area.

ACCOMMODATION

Ground Floor

Reception Hall:

Karndean floor, stairs to first floor with cupboard under.

Sitting Room:

14'5" x 12' (4.39m x 3.66m) Karndean floor, double doors to garden.

Kitchen:

11'6" x 7'4" (3.51m x 2.24m) Range of units, electric oven, gas hob with extractor hood over, space and plumbing for further appliances, tiled floor, boiler.

Cloakroom:

Wash basin, wc.

First Floor

Landing:

Hatch to loft space.

Bedroom 1:

11'11" x 11'7" 3.63m x 3.53m)

Bedroom 2:

12' x 11'2" (3.66m x 3.40m)

Bathroom:

7'6" x 5'8" (2.29m x 1.73m) Re-fitted modern suite comprising bath with mixer tap and fitted shower over, wash basin, with cupboard under, WC, tiled walls.

OUTSIDE

Front:

Pathway to front door with adjacent lawned area.

Rear Garden:

Approximately 40' in length and landscaped with a generous porcelain patio ideal for outside entertaining leading onto a lawned area enclosed by fencing, side gate.

Parking:

Two parking spaces side by side directly outside the front of the property.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2006

Approximate Area:

70.4sqm/758sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Fully boarded with ladder and light connected

Infant/Junior School:

Chandlers Ford Infant/Mardon Junior School

Secondary School:

Thornden Secondary School

Local Council:

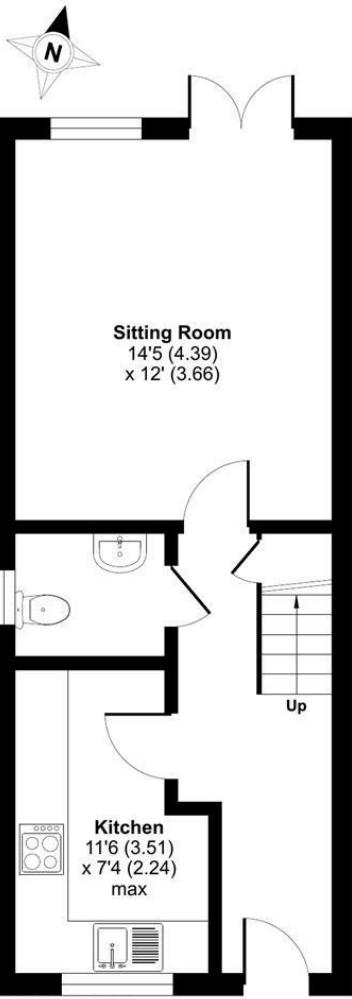
Eastleigh Borough Council - 02380 688000

Council Tax:

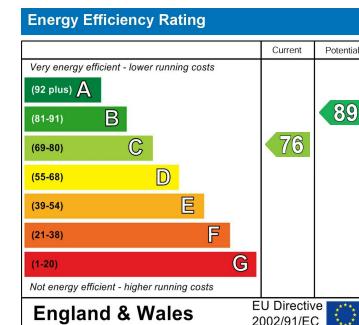
Band D

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 = 379 sq ft / 35.2 sq m
First Floor = 379 sq ft / 35.2 sq m
Total = 758 sq ft / 70.4 sq m
For identification only - Not to scale



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