



sparks ellison

7 Fircroft Drive, Chandler's Ford, SO53 2HE

£395,000

A three-bedroom link-detached family home in Chandler's Ford presents an excellent opportunity for those looking to create their ideal living space. The property boasts a well-proportioned reception room, perfect for family gatherings or entertaining guests. While the home is in need of some general updating and modernisation, it offers a blank canvas for potential buyers to infuse their personal style and preferences. The three bedrooms provide ample space for a growing family or for those who desire extra room for guests or a home office. Conveniently located, this property enjoys easy access to the town centre, where a variety of shops, cafes, and amenities await. Families will appreciate the proximity to local schools, making morning routines a breeze. Offered for sale with no forward chain, this home is ready for its new owners to make it their own. Whether you are a first-time buyer or looking to invest in a family-friendly area, this property is a promising choice.

ACCOMMODATION

GROUND FLOOR

Entrance Vestibule:

Built in storage cupboard.

Sitting/Dining Room:

26'7" x 15'10" (8.10m x 4.83m) Stairs to first floor, under stairs storage cupboard.

Conservatory:

10'7" x 8'8" (3.22m x 2.64m)

Kitchen:

12' x 7'11" (3.65m x 2.41m) Space for cooker, space and plumbing for dishwasher.

Utility Room:

13'7" x 6'3" (4.14m x 1.91m) Space and plumbing for washing machine, space for tumble dryer.

Cloakroom:

Comprising wash hand basin, WC.

FIRST FLOOR

Bedroom 1:

14'2" x 9'3" (4.33m x 2.81m) Fitted wardrobes and dressing table, built in wardrobe.

Bedroom 2:

9'9" x 9'1" (2.96m x 2.76m) Built in storage cupboard, fitted wardrobe and dressing table.

Bedroom 3:

10'9" x 6'4" (3.28m x 1.92m) Fitted wardrobes and cupboard space.

Bathroom:

Comprising bath with shower over, wash hand basin, WC.

OUTSIDE

Front:

Comprising area laid to lawn, block paved driveway providing off road parking.

Rear Garden:

Measures approximately 50' x 25' and comprises paved patio area, outside tap, area laid to lawn, further paved patio area, greenhouse, variety of mature bushes.

Garage:

16'8" x 8'2" With up and over door, wall mounted boiler.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1982

Approximate Area:

110.4sqm/1189sqft (Including garage)

Sellers Position:

No forward chain

Heating:

Gas/Electric

Windows:

UPVC double glazed windows

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

Band D

Local Council:

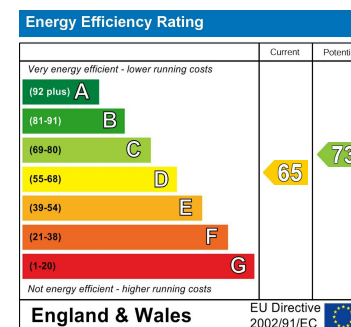
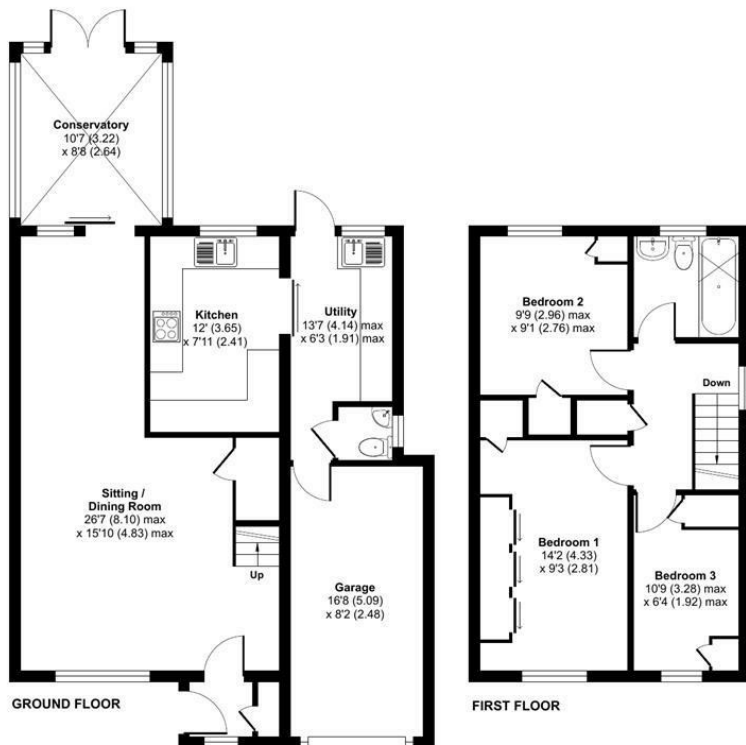
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Ground Floor = 633 sq ft / 58.8 sq m
 First Floor = 421sq ft / 39.1 sq m
 Garage = 135 sq ft / 12.5 sq m
 Total = 1189 sq ft / 110.4sq m
 For identification only - Not to scale



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