



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:

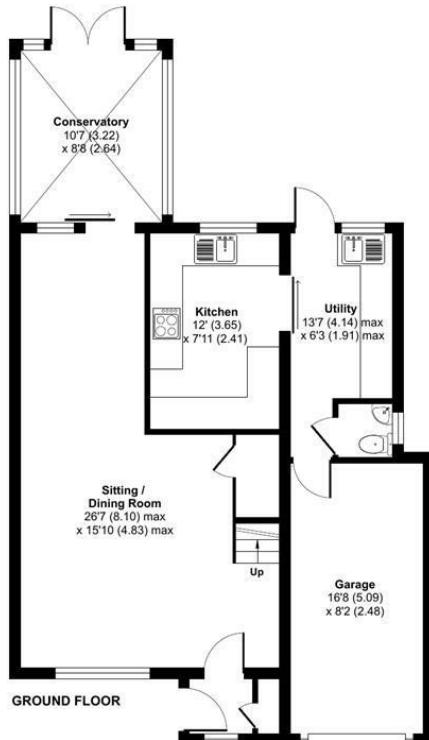
Band D

#### Local Council:

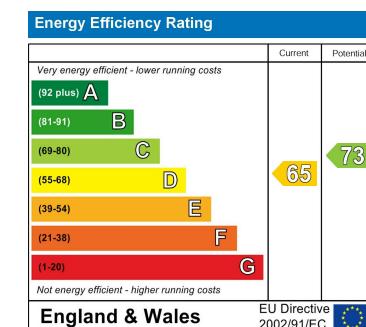
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

#### 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 = 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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichescom 2025. Produced for Sparks Ellison. REF: 1340256

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)  
 Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto: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.

