



sparks ellison

9 Springhill Road, Chandler's Ford, SO53 2GS

£450,000

Located in the heart of Chandler's Ford on Springhill Road, this charming detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The beautifully re-fitted bathroom adds a touch of modern elegance, while a cloakroom downstairs enhances practicality for everyday living. The good-sized living room provides a welcoming atmosphere, perfect for relaxation or entertaining guests. Additionally, the conservatory extends the living space, allowing for an abundance of natural light and a lovely view of the garden. For those who work from home, a dedicated workspace has been created at the rear of the garage. The property boasts a generous rear garden, measuring approximately 40'6" x 35'8", offering ample space for outdoor activities, gardening, or entertaining. Parking is conveniently available to the front of the house, making it easy for residents and visitors alike. Situated in a central location, this home is within walking distance to local shops, schools, and bus routes, making daily errands and commutes a breeze. This delightful property presents an excellent opportunity for anyone looking to settle in a vibrant community with all essential amenities at their fingertips.

ACCOMMODATION

Ground Floor

Reception hall:

Stairs to first floor with cupboard under, storage cupboard and fitted shelving.

Cloakroom:

Wash basin, WC.

Living room:

20'3" x 12'6" (6.16m x 3.82m) Wooden floor, fireplace with contemporary gas fire, patio doors to:

Conservatory:

14'11" x 10'6" (4.55m x 3.20m) Door to rear garden.

Kitchen/breakfast room:

13'5" x 8'4" (4.08m x 2.53m) Range of units, space and plumbing for appliances, space for table and chairs, boiler.

First floor

Landing:

Hatch to loft space.

Bedroom 1:

12'4" x 11'9" (3.75m x 3.58m) Fitted wardrobes.

Bedroom 2:

12'4" x 8'2" (3.76m x 2.48m)

Bedroom 3:

8'8" x 8'6" (2.65m x 2.58m)

Bathroom:

A beautifully appointed and refitted modern suite comprising free standing bath and adjacent mixer tap, full width walk in shower area, wash basin with cupboard under, WC.

OUTSIDE

Front:

To the front of the property is a brick paved area and gravel area providing off street parking, enclosed by hedging.

Rear:

The rear garden measures approximately 40'6" x 35'8" and is mainly lawned, surrounded by flower and shrub borders and enclosed by fencing, shed to one side.

Garage:

13'7" x 7'11" (4.10m x 2.37m) Electric roller door to the front, space and plumbing for appliances.

Storage area:

13'5" x 7'9" (4.10m x 2.37m) The back end of the garage has been converted to a study area with radiator and door to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1955

Approximate Area:

1362 sq ft / 126.5 sq m

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

Double glazing

Loft Space:

Partially boarded, light connected

Infant/Junior School:

Fryern Infant School / Fryern Junior School

Secondary School:

The Toynbee School

Local Council:

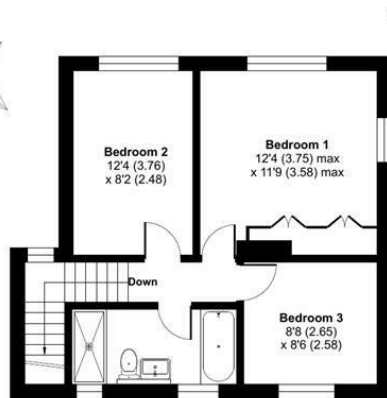
Eastleigh Borough Council - 02380 688000

Council Tax:

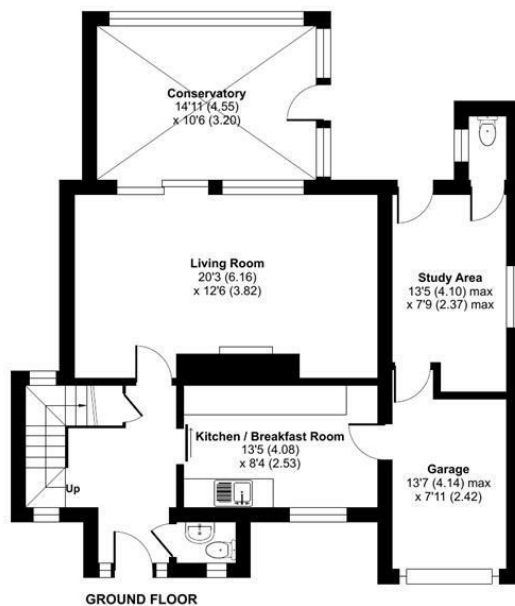
Band D

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.

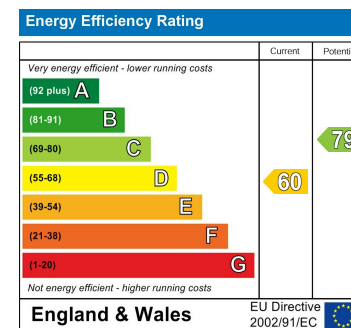
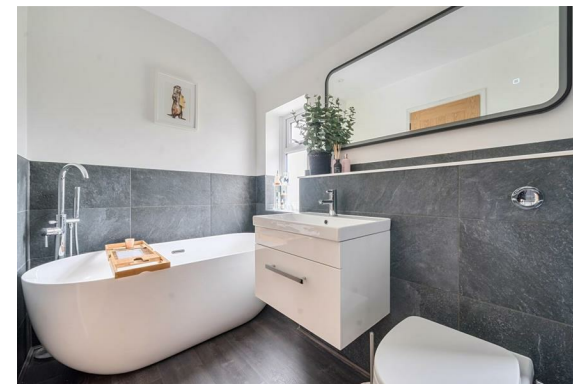


FIRST FLOOR



GROUND FLOOR

Ground Floor = 798 sq ft / 74.1 sq m
 First Floor = 468 sq ft / 43.4 sq m
 Garage = 96 sq ft / 9 sq m
 Total = 1362 sq ft / 126.4 sq m
 For identification only - Not to scale



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.



