



sparks ellison

For Sale

023 8025 5333 sparksellison.co.uk



sparks ellison

14 Hurst Close, Chandlers Ford, SO53 3PA

£350,000

A modern three bedroom semi-detached family home situated in a popular cul-de-sac location towards the southern end of Chandler's Ford. The property comprises of three good size bedrooms and a family bathroom on the first floor with sitting/dining room, re-fitted kitchen and conservatory on the ground floor. There is an attractive westerly facing 44' x 35' rear garden, off road parking and a garage and the property is offered for sale with no forward chain.

ACCOMMODATION

GROUND FLOOR

Entrance Vestibule:

Sitting/Dining Room:

22'5" x 10'11" (6.84m x 3.32m)

Conservatory:

9'7" x 9'4" (2.92m x 2.85m)

Kitchen:

8'10" x 7'4" (2.70m x 2.24m) Range of white units, space and point for cooker, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for fridge freezer, cupboard housing boiler.

FIRST FLOOR

Landing:

Access to loft space, built in airing cupboard housing hot water tank.

Bedroom 1:

13'4" x 10' (4.06m x 3.06m)

Bedroom 2:

10' x 9' (3.06m x 2.74m) Built in wardrobe.

Bedroom 3:

8'5" x 8'1" (2.57m x 2.47m)

Bathroom:

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

OUTSIDE

Front:

Area laid to lawn, side pedestrian access to rear garden, driveway providing off road parking.

Rear Garden:

Measures approximately 44' x 35' with a pleasant westerly aspect, paved patio area, area laid to lawn, area laid to timber deck, flower and shrub borders, garden shed, enclosure for animals.

Garage:

16'6" x 8' (5.03m x 2.44m) With up and over door, power and light.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980

Approximate Area:

93.3sqm/1004sqft (Including garage)

Sellers Position:

No forward chain.

Heating:

Gas central heating which is Hive compatible.

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder & light connected

Infant/Junior School:

St. Francis Primary School

Secondary School:

Toynbee Secondary School

Council Tax:

Band D

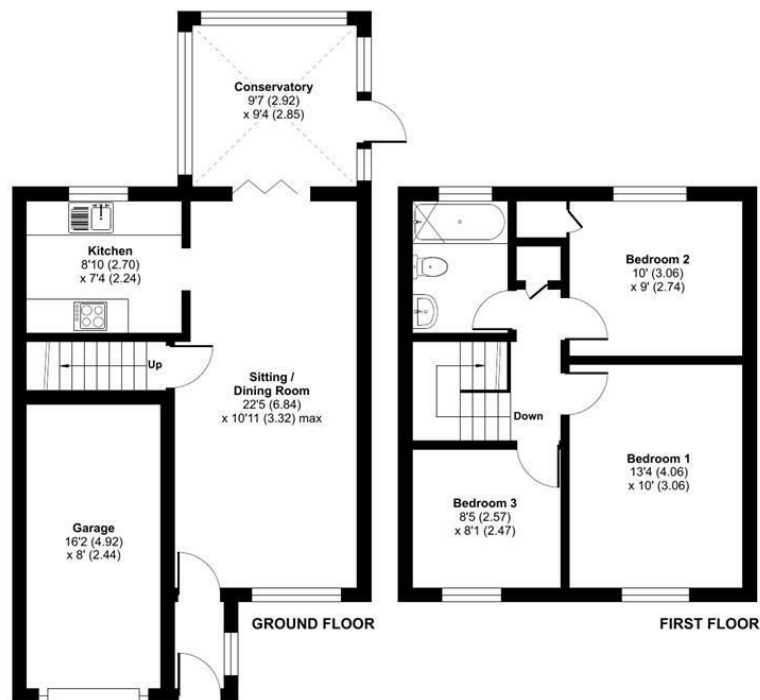
Local Council:

Test Valley Borough Council 01264 368000

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 = 446 sq ft / 41.4 sq m
 First Floor = 430 sq ft / 39.9 sq m
 Garage = 128 sq ft / 11.9 sq m
 Total = 1004 sq ft / 93.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(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.



