



sparks ellison

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

£385,000

Located in a desirable area of Chandler's Ford, this charming house on Fircroft Drive offers a delightful blend of comfort and convenience. The property boasts an open plan layout on the ground floor, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining. Upstairs, you will find three generously sized bedrooms, providing ample space for family living or guests. The exterior features a generous resin bonded driveway, ensuring plenty of off-road parking for your vehicles as well as a garage. The rear garden, approximately 40 feet in length and enjoying a westerly aspect, is a wonderful outdoor space, ideal for enjoying the afternoon sun or hosting summer gatherings. Location is key, and this property does not disappoint. It is within walking distance to Fryern and Toynbee schools, making it an excellent choice for families. Additionally, the centre of Chandler's Ford and major motorways are easily accessible, providing a perfect balance of suburban tranquillity and urban convenience. With no forward chain, this home is ready for you to move in and make it your own.

ACCOMMODATION

Ground Floor

**Entrance Hall:**  
Stairs to first floor with cupboard under.

**Kitchen/Dining Room:**  
15'3" x 9'3" (4.64m x 2.82m) Range of units, space and plumbing for appliances, dual aspect windows, door to outside, space for table and chairs, open plan to sitting room.

**Sitting Room:**  
15'7" x 12'7" (4.76m x 3.84m) Pleasant outlook over the rear garden, feature fireplace with inset gas coal effect fire.

First Floor

**Landing:**  
Airing cupboard.

**Bedroom 1:**  
12'6" x 9'6" (3.81m x 2.90m) Built in wardrobes.

**Bedroom 2:**  
11'11" x 8'2" (3.63m x 2.50m)

**Bedroom 3:**  
8'11" x 7'3" (2.71m x 2.21m)

**Bathroom:**  
White suite comprising panel enclosed bath, wash basin, wc, tiled walls.

OUTSIDE

**Front:**  
To the front of the property is a good sized resin bonded driveway affording off street parking with side pedestrian access to the rear garden.

**Rear Garden:**  
An attractive feature of the property measuring approximately 40' x 30' enjoying a pleasant westerly aspect. Adjoining the house is a paved patio leading onto a lawned area enclosed by fencing.

**Garage:**  
16'7" x 8'2" (5.06m x 2.50m)

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1980

**Approximate Area:**  
988sqft/91.6sqm (Including garage)

**Sellers Position:**  
Looking for forward purchase

**Heating:**  
Gas central heating

**Solar Panels:**  
Solar Panels are fitted to the room with battery store and back up.

**Windows:**  
UPVC double glazing

**Loft Space:**  
Partially boarded with ladder and light connected

**Infant/Junior School:**  
Fryern Infant/Junior School

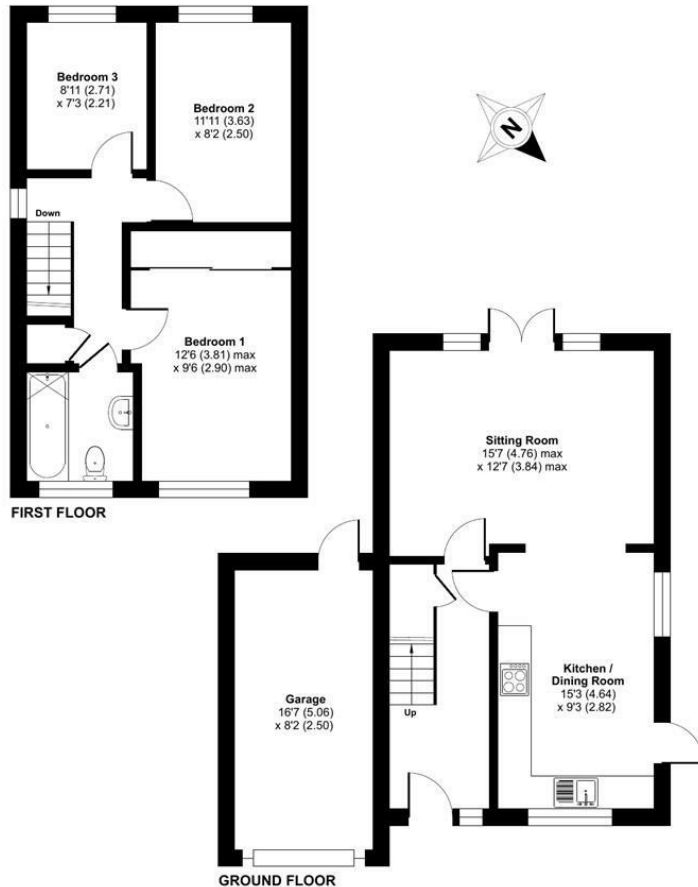
**Secondary School:**  
Toynbee Secondary School

**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 = 426 sq ft / 39.5 sq m  
 First Floor = 426 sq ft / 39.5 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 988 sq ft / 91.6 sq m  
 For identification only - Not to scale



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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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.



