



50 Kelburn Close, Chandlers Ford, SO53 2PW

£450,000

A wonderful three bedroom detached home presented in excellent condition throughout benefitting from a 23ft sitting/dining room, conservatory, three good size bedrooms, re-fitted bathroom, garage and delightful gardens. The property is located within the popular South Millers Dale area and within easy reach of local shops on Hursley Road and Chandlers Ford railway station. The two main shopping centres are a short distance away and woodland walks and a nature reserve are situated between South and North Millers Dale. The property is also sold with no forward chain.

ACCOMMODATION

Ground Floor

Reception Hall:

Stairs to first floor, herringbone style floor.

Cloakroom:

Wash hand basin, w.c, herringbone style floor.

Sitting/Dining Room:

23' x 12'9" x 8'6" (7.01m x 3.89m x 2.59m) Fireplace with gas coal effect fire, double doors to garden, door to conservatory.

Conservatory:

13'3" x 9'1" (4.04m x 2.77m) Radiator, plumbing for washing machine, double doors to rear garden.

Kitchen:

10'4" x 8'8" (3.15m x 2.64m) Range of units, electric double oven and gas hob with extractor hood over, space and plumbing for appliances, cupboard housing boiler, tiled floor, integrated fridge, door to outside.

First Floor

Landing:

Storage cupboard, hatch to loft space.

Bedroom 1:

12' x 8'3" (3.66m x 2.51m) Feature panel wall.

Bedroom 2:

12'6" x 9'6" (3.81m x 2.90m)

Bedroom 3:

9'6" x 9'6" (2.90m x 2.90m)

Bathroom:

7'4" x 7' (2.24m x 2.13m) Re-fitted modern white suite with chrome fittings comprising bath with mixer tap and shower unit over and glazed screen, circular wash basin on a stand, wc, tiled floor.

OUTSIDE

Rear Garden:

Approximately 55' x 37' The delightful rear garden affords a pleasant westerly aspect with a paved area adjoining the house leading onto a lawn surrounded by well stocked and mature borders. At the end of the garden is a further paved area.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980's

Approximate Area:

1198sqft/11.2sqm (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Chandlers Ford Infant School/Merdon Junior School

Secondary School:

Toynbee Secondary School

Local Council:

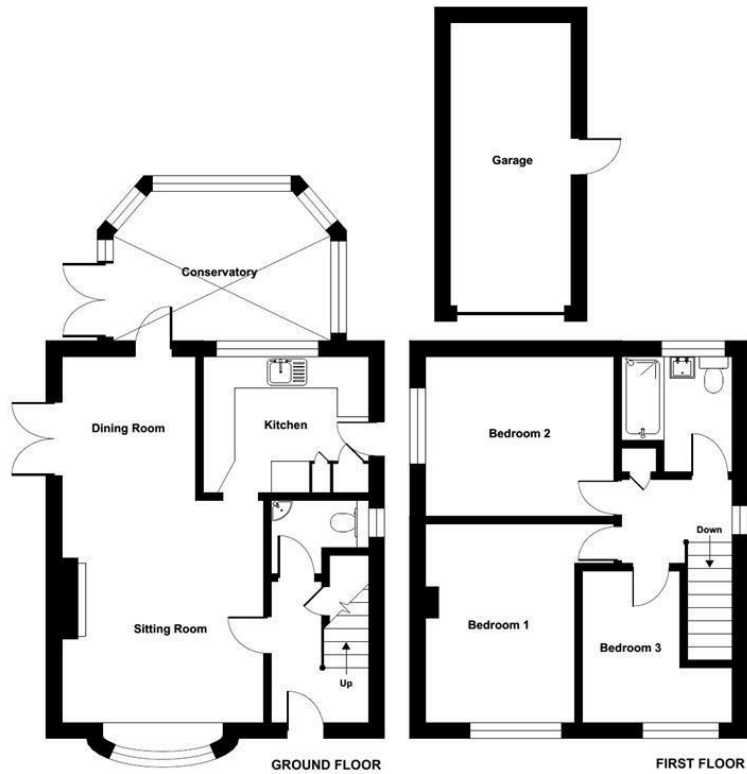
Eastleigh Borough Council - 02380 688000

Council Tax:

Band D



Ground Floor = 605 sq ft / 56.2 sq m
 First Floor = 455 sq ft / 42.2 sq m
 Garage = 138 sq ft / 12.8 sq m
 Total = 1198 sq ft / 111.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2023. Produced for Sparks Ellison. REF: 965335



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		66	
(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.



