



se sparks ellison

For Sale

022 805 5333 sparksellison.co.uk



sparks ellison

22 Hillcrest Avenue, Chandlers Ford, SO53 2HS

£350,000

A spacious 3 bedroom semi-detached bungalow affording a pleasant south facing garden measuring approximately 63' x 32', good sized driveway affording off street parking and detached garage. The accommodation also provides excellent living space with sitting room, kitchen leading through to a dining room and additional sitting room/snug.

ACCOMMODATION

Entrance Porch:	Door to reception hall.
Reception Hall:	Hatch to loft space.
Sitting Room:	16' x 12'5" (4.88m x 3.78m)
Kitchen:	10'11" x 6'11" (3.33m x 2.11m) Re-fitted range of shaker style units, electric oven and electric hob with extractor hood over, space and plumbing for appliances, tiled floor.
Dining Room:	11'8" x 10'4" (3.56m x 3.15m) Boiler.
Snug/Sitting Room:	11'2" x 10'3" (3.40m x 3.12m) Patio doors to rear garden, electric fire.
Bedroom 1:	12'6" x 10'6" (3.81m x 3.20m) Fitted cupboard.
Bedroom 2:	11' x 8'9" (3.35m x 2.67m) Fitted cupboard.
Bedroom 3:	8'11" x 8'8" (2.72m x 2.64m) Fitted cupboard.
Shower Room:	Re-fitted white suite with chrome fitments comprising shower cubicle, wash basin, wc.

OUTSIDE

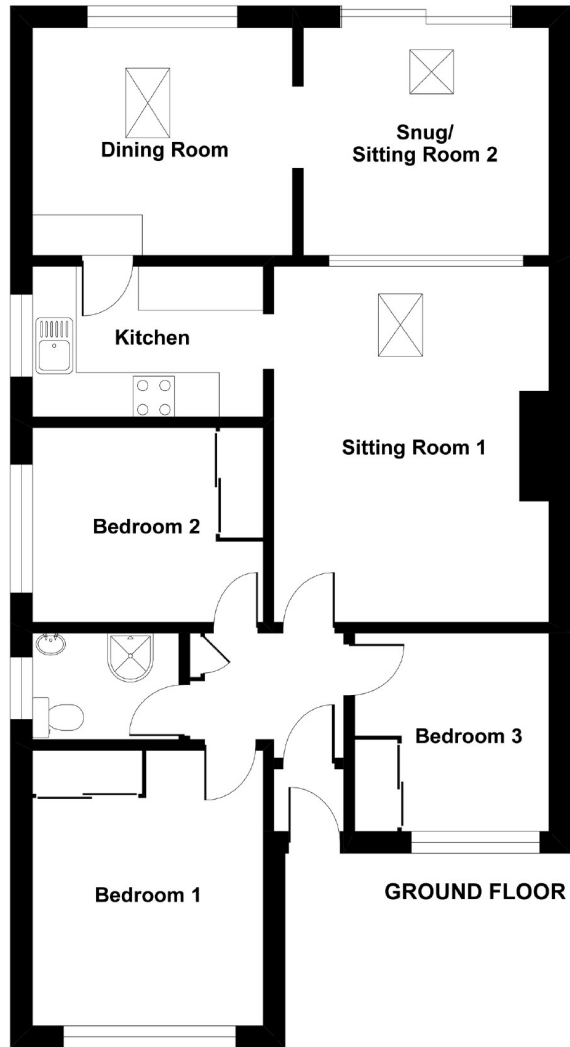
Front:	To the front and side of the property is a good length driveway affording parking for several vehicles with adjacent paved area leading to front door, side access to rear garden.
Rear Garden:	A particularly attractive feature of the property measuring approximately 63' x 32' and affording a pleasant southerly aspect. The garden is laid mainly to lawn with a good sized sun deck enclosed by flower and shrub borders and fencing.
Garage:	22'10" x 9' (6.96m x 2.74m) Light and power.

OTHER INFORMATION

Tenure:	Freehold
Approximate Age:	1956
Approximate Area:	88.2sqm/950sqft
Sellers Position:	Looking for forward purchase
Heating:	Gas central heating
Windows:	UPVC double glazing
Loft Space:	Part boarded with light connected
Infant/Junior School:	Fryern Infant/Junior School
Secondary School:	Toynbee Secondary School
Local Council:	Eastleigh Borough Council - 02380 688000
Council Tax:	Band C - £1543.86 20/21



Approximate Area = 950 sq ft / 88.2 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
Produced for Sparks Ellison. REF: 692915

94 winchester road chandlers ford Hampshire SO53 2GJ
t 023 8025 5333 f 023 8026 0099 e property@sparksellison.co.uk w www.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.

