



24 Caernarvon Gardens, Valley Park, Chandlers Ford, SO53 4NG

£390,000

A wonderful 3 bedroom detached home presented in immaculate condition throughout with a host of fabulous attributes including a 17'8" x 12'8" sitting room, separate dining room, modern fitted kitchen, family room/study and re-fitted cloakroom completing the ground floor. On the first floor are 2 double bedrooms and bedroom 3 with fitted wardrobe together with a re-fitted modern bathroom suite. The frontage has been replaced with an attractive resin bonded driveway for 3 vehicles and the rear garden offers a pleasant environment with full width patio and gazebo together with sun deck and lawned area. Caernarvon Gardens is conveniently placed on the edge of Valley Park, off Castle Lane with local shops and St Francis School a short walk away.

ACCOMMODATION

Ground Floor

Entrance Hall:	Laminate wood floor.
Sitting Room:	17'8" x 12'8" (5.38m x 3.86m) Laminate wood floor, stairs to first floor with cupboard under.
Dining Room:	10'6" x 9' (3.20m x 2.74m) Laminate wood floor, patio doors to rear garden.
Family Room/Study:	15'10" x 7'8" (4.83m x 2.34m) Laminate wood floor.
Kitchen:	16'11" x 10'6" (5.16m x 3.20m) Range of modern fitted units, space and plumbing for appliances, extractor hood for oven, boiler, door to rear garden.
Cloakroom:	Re-fitted modern white suite with chrome fitments comprising wash basin with cupboard under, wc, tiled walls.

First Floor

Landing:	Hatch to loft space, airing cupboard.
Bedroom 1:	10'6" x 9'2" (3.20m x 2.79m) Measurement up to range of extensive fitted wardrobes.
Bedroom 2:	12'6" x 9'9" (3.81m x 2.97m)
Bedroom 3:	8'8" x 7'7" (2.64m x 2.31m) Fitted wardrobe.
Bathroom:	6'9" x 5'6" (2.06m x 1.68m) Re-fitted modern white suite with chrome fitments comprising P shaped bath with mixer taps and separate shower unit over, wash basin with cupboard under, wc, tiled walls and floor.

OUTSIDE

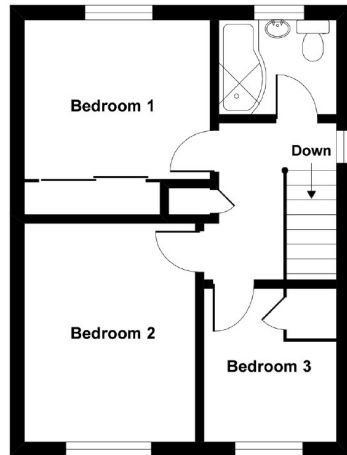
Front:	An attractive resin bonded driveway affords parking for 3 vehicles, side access to rear garden.
Rear Garden:	Approximately 39'6" x 31'8". Adjoining the house is a full width patio with gazebo leading onto a lawned area with flower and shrub borders, sun deck, 2 garden sheds, fencing to all sides.

OTHER INFORMATION

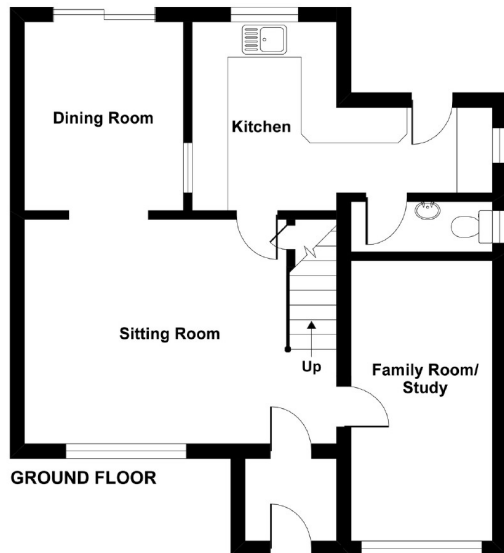
Tenure:	Freehold
Approximate Age:	1984
Approximate Area:	100.8sqm/1086sqft
Sellers Position:	Looking for onward purchase
Heating:	Gas central heating
Windows:	UPVC double glazing
Loft Space:	Partially boarded with light connected
Infant/Junior School:	St Francis C of E Primary School
Secondary School:	Toynbee Secondary School
Local Council:	Test Valley Borough Council - 01264 368000
Council Tax:	Band D - £1,725.91 20/21



Ground Floor = 665 sq ft / 61.7 sq m
 First Floor = 421 sq ft / 39.1 sq m
 Total = 1086 sq ft / 100.8 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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	
		70	83

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2021. Produced for Sparks Ellison. REF: 694861

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