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For Sale



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est. 2003

12 Ionic Close, Scantabout, Chandlers Ford, SO53 2NR

£330,000

A most attractive Neo-Georgian style 3 bedroom home, conveniently situated within the highly desirable Scantabout area. The location affords close and easy access to the centre of Chandlers Ford together with the popular Scantabout and Thornden Schools, bus services to Southampton and Winchester and junction 12 of the M3. The property is offered for sale with vacant possession and benefits from 3 double bedrooms, re-fitted shower room, downstairs cloakroom, 25'2" sitting/dining room and garage.

ACCOMMODATION

Ground Floor

Reception Hall: Stairs to first floor.
Sitting/Dining Room: 25'2" x 10'10" narrowing to 6'6" (7.67m x 3.30m x 1.98m) Gas fire with back boiler, double doors to rear garden.
Kitchen: 11'7" x 7'11" (3.53m x 2.41m) Range of units, space and plumbing for appliances, under stairs cupboard.
Rear Lobby: Door to rear garden and garage.
Cloakroom/Utility Room: Wash basin, wc, space and plumbing for appliances.

First Floor

Landing: Hatch to loft space, airing cupboard.
Bedroom 1: 12'6" x 10'11" (3.81m x 3.33m) Built in wardrobe.
Bedroom 2: 17' x 8' (5.18m x 2.44m) Built in wardrobe.
Bedroom 3: 10'11" (3.33m) Built in wardrobe.
Shower Room: 8' x 5'5" (2.44m x 1.65m) Re-fitted modern white suite with chrome fittings comprising double width walk in shower area with glazed screen and seat, wash basin with cupboard under, wc, tiled walls and floor.

OUTSIDE

Front: A driveway affording off street parking with adjacent lawned area surrounded by flower

and shrub borders and enclosed by walling.
Rear Garden: Approximately 36' x 24' enjoying a pleasant south easterly aspect. Adjoining the property is a patio leading onto a lawned area surrounded by well stocked borders and enclosed by hedging and fencing.
Garage: 18'2" x 8'1" (5.54m x 2.46m) Light and power.

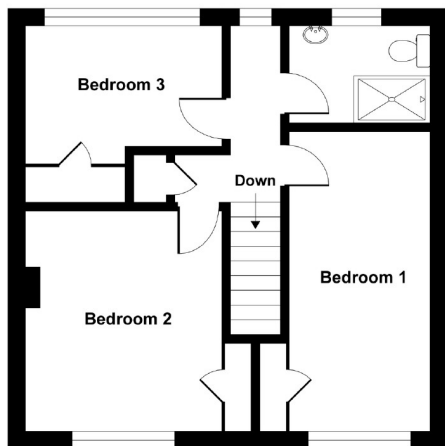
OTHER INFORMATION

Tenure: Freehold
Approximate Age: Circa 1970
Approximate Area: 101.4sqm/1091sqft including garage
Sellers Position: No forward chain
Heating: Gas central heating
Windows: UPVC double glazing
Infant/Junior School: Scantabout Primary School
Secondary School: Thornden Secondary School
Local Council: Eastleigh Borough Council - 02380 688000
Council Tax: Band C - £1543.86 20/21

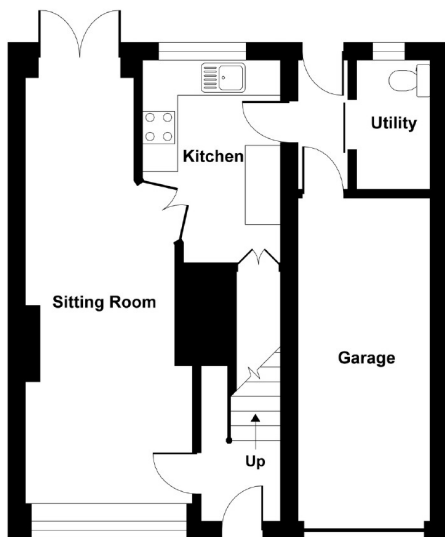


Ground Floor = 425 sq ft / 39.5 sq m
 First Floor = 529 sq ft / 49.1 sq m
 Garage = 137 sq ft / 12.7 sq m
 Total = 1091 sq ft / 101.4 sq m

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 | 52 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2021. Produced for Sparks Ellison. REF: 711276

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