



se sparks ellison
For Sale

22 Carthage Close, Chandlers Ford, SO53 2BL

£350,000

A delightful and most attractive 3 bedroom Neo-Georgian style house located in the highly desirable Scantabout area. The property occupies a wonderful setting within Carthage Close opposite the green and within walking distance to the centre of Chandlers Ford, Scantabout and Thornden Schools and bus services to Southampton and Winchester. The property is presented in neat and tidy fashion throughout with a modern bathroom and cloakroom but otherwise would benefit from some updating, affording a host of wonderful attributes to include 3 good sized bedrooms, 25' sitting/dining room and 17'3" x 7'4" family room, together with a wonderful rear garden measuring approximately 67' in length.

ACCOMMODATION

Ground Floor

Entrance Hall:	Stairs to first floor.
Sitting/Dining Room:	25' x 9'7" x 6'6" (7.62m x 2.92m x 1.98m) Stone fireplace, double doors to family room.
Kitchen:	11'9" x 8' (3.58m x 2.44m) Range of units, space and plumbing for appliances, under stairs storage cupboard.
Lobby:	Deep storage cupboard, doors to family room and garage.
Cloakroom:	Modern white suite comprising wash basin with cupboard under, wc.
Family Room:	17'3" x 7'4" (5.26m x 2.24m) Double doors to rear garden (no central heating).

First Floor

Landing:	Hatch to loft space, cupboard housing boiler.
Bedroom 1:	12'6" x 12'6" Maximum measurement (3.81m x 3.81m)
Bedroom 2:	17' x 8" (5.18m x 2.44m) Built in wardrobe.
Bedroom 3:	10'9" x 8' (3.28m x 2.44m) Built in wardrobe.
Bathroom:	8' x 5'6" (2.44m x 1.68m) Modern white suite with chrome fittings comprising P shaped over with shower unit over and shower screen, wash basin with cupboard under, wc, tiled floor.

OUTSIDE

Front:	Driveway and adjacent lawned area surrounded by flower and shrub borders.
Rear Garden:	A particularly attractive feature of the property measuring approximately 67' in length. The garden is laid mainly to lawn surrounded by well stocked flower and shrub borders and fencing, garden shed.

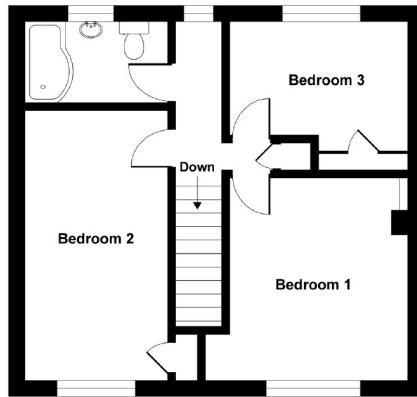
OTHER INFORMATION

Tenure:	Freehold
Approximate Age:	1970's
Approximate Area:	117.9sqm/1270sqft including garage
Sellers Position:	No forward chain
Heating:	Gas central heating
Windows:	UPVC double glazed windows
Infant/Junior School:	Scantabout Primary School
Secondary School:	Thronden Secondary School
Local Council:	Eastleigh Borough Council - 02380 688000
Council Tax:	Band D - £1818.58 21 / 22

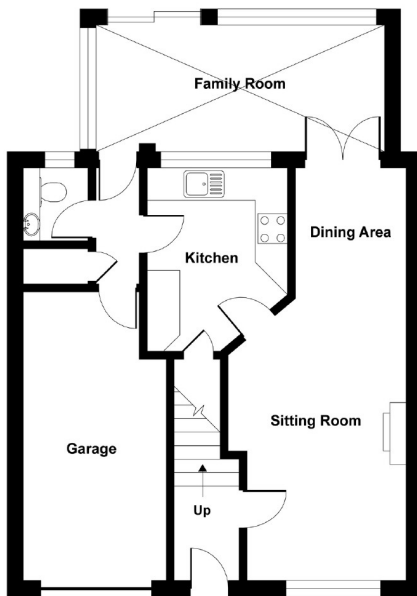


Ground Floor = 596 sq ft / 55.3 sq m
 First Floor = 524 sq ft / 48.6 sq m
 Garage = 150 sq ft / 13.9 sq m
 Total = 1270 sq ft / 117.9 sq m

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		85
(69-80)	C	72	
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheorn 2021. Produced for Sparks Ellison. REF: 718824

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