



11A North End Close, Chandlers Ford, SO53 3HY

£425,000

A three bedroom detached family home situated in a pleasant cul-de-sac location and offered for sale with no forward chain. The property has been recently decorated and benefits from modern bathroom and shower room, three good size bedrooms, a kitchen/dining room and a southerly facing rear garden with an additional area of the garden measuring approximately 49' x 16'.

ACCOMMODATION

Ground Floor

- Entrance Hall: Stairs to first floor, built in storage cupboard.
- Shower Room: 5'11" x 5'5" (1.80m x 1.65m) White suite with chrome fitments comprising shower in cubicle, wash had basin, w.c., tiled floor.
- Sitting Room: 16'8" x 11'11" (5.08m x 3.63m) Doors to rear garden.
- Kitchen/Dining Room: 19'8" x 9'10" (5.99m x 3.00m) Built in oven, built in four ring gas hob, fitted extractor hood, space for fridge, space for freezer, space and plumbing for dishwasher, space for table and chairs.

First Floor

- Landing: Built in airing cupboard.
- Bedroom 1: 12'11" x 9'11" plus door recess (3.94m x 3.02m plus door recess) Two sets of built in double wardrobes.
- Bedroom 2: 12' x 11'5" (3.66m x 3.48m) Built in double wardrobe, access to loft space.
- Bedroom 3: 9'10" x 7'5" (3.00m x 2.26m) Built in double wardrobe.
- Bathroom: 7'4" x 5'5" (2.24m x 1.65m) White suite with chrome fitments comprising bath with shower over, wash hand basin and w.c inset to vanity unit, tiled floor.

OUTSIDE

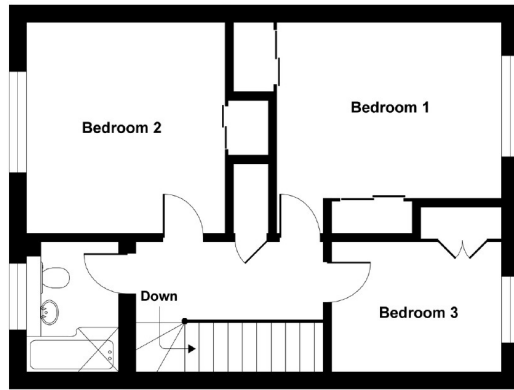
- Front: Area laid to lawn, planted beds, driveway providing off road parking, pathway leading to gate providing side pedestrian access to rear garden.
- Rear Garden: Measures approximately 36' x 36' with paved patio area, area laid to lawn, planted beds, summer house. There is an additional area of garden measuring approximately 49' x 16' with garden shed.
- Garage: 17' x 9' (5.18m x 2.74m) Up and over doors at both ends of the garage, power and light, plumbing for washing machine.

OTHER INFORMATION

- Tenure: Freehold
- Approximate Age: 1970's
- Approximate Area: 117.2sqm/1262sqft including garage
- Sellers Position: No forward chain
- Heating: Gas central heating
- Windows: UPVC double glazed windows
- Loft Space: Partially boarded with light connected
- Infant/Junior School: Fryern Infant/Junior School
- Secondary School: Toynbee Secondary School
- Council Tax: Band D - £1,818.58 21 / 22
- Local Council: Eastleigh Borough Council - 02380 688000



Ground Floor = 554 sq ft / 51.5 sq m
 First Floor = 554 sq ft / 51.5 sq m
 Garage = 154 sq ft / 14.3 sq m
 Total = 1262 sq ft / 117.2 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	
			83
		71	

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2021. Produced for Sparks Ellison. REF: 714406

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



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