



sparks ellison

## 64 Corinthian Road, Scantabout, Chandlers Ford, SO53 2AZ

£325,000

A two bedroom semi-detached chalet style home situated on the ever popular Scantabout development which lies close to the centre of Chandlers Ford and within easy access to the motorway network whilst also falling within catchment for both Scantabout and Thornden schools. Number 64 would benefit from some general updating and modernisation and is offered for sale with no forward chain.

### ACCOMMODATION

#### Ground Floor

Entrance Hall:	Stairs to first floor, under stairs storage cupboard.
Sitting Room:	18' x 11'11" max (5.49m x 3.63m)
Kitchen:	12'11" x 7'11" (3.94m x 2.41m) Space and point for cooker, space for fridge, built in larder.
Conservatory:	11'6" x 7' (3.51m x 2.13m) Space and plumbing for washing machine, space for tumble dryer.
Bathroom:	7'11" x 4'11" (2.41m x 1.50m) Comprising bath with shower over, wash hand basin, wc.

#### First Floor

Landing:	Built in airing cupboard.
Bedroom 1:	13'10" x 11'4" (4.22m x 3.45m) Built in wardrobes/cupboards along one wall, access to loft space.
Bedroom 2:	12' x 8'7" (3.66m x 2.62m)
Cloakroom:	4'7" x 2'8" (1.40m x 0.81m) White suite with chrome fittings comprising wash hand basin, wc.

### OUTSIDE

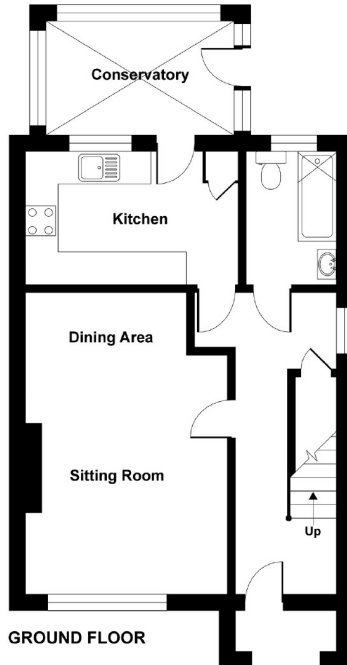
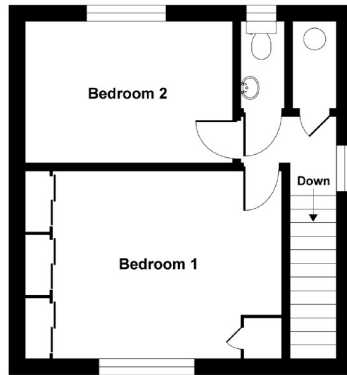
Front:	Area laid to lawn, planted beds, driveway providing off road parking for approximately 3 vehicles, side pedestrian access to rear garden.
Rear Garden:	Measures approximately 55' x 33' and comprises paved patio area, area laid to lawn, steps to further patio area, green house.
Garage:	17'3" x 9' (5.26m x 2.74m) With up and over door, power and light.

### OTHER INFORMATION

Tenure:	Freehold
Approximate Age:	1970's
Approximate Area:	92.9sqm/1001sqft
Sellers Position:	No forward chain
Heating:	Gas central heating
Windows:	UPVC double glazing
Loft Space:	Partially boarded
Infant/Junior School:	Scantabout Primary School
Secondary School:	Thornden Secondary School
Local Council:	Eastleigh Borough Council 02380 688000
Council Tax:	Band C - £1616.52 21 / 22



Ground Floor = 608 sq ft / 56.5 sq m  
 First Floor = 393 sq ft / 36.5 sq m  
 Total = 1001 sq ft / 92.9 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>51</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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). © n3cheom 2021.  
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