



se sparks ellison  
For Sale  
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est. 2003



# 15 Mead Road, Chandlers Ford, SO53 2FB

£350,000

A delightful three bedroom semi detached Victorian house conveniently situated close to the centre of Chandlers Ford and within walking distance to local shopping facilities, the Central Precinct, Chandlers Ford railway station and bus services to Southampton and Winchester. The property affords two main reception rooms to the ground floor together with kitchen, utility area and useful study to the rear together with downstairs cloakroom. On the first floor three good sized bedrooms and family bathroom. The rear garden is approximately 35' in length and affords a pleasant south westerly aspect with the property is being sold with no forward chain.

## ACCOMMODATION

### Ground Floor

Entrance Hall:	Stairs to first floor.
Sitting Room:	14'11" x 12'4" (into front access bay window) (4.55m x 3.76m) Fire place with gas coal effect fire
Dining Room:	12'4 x 11'2" (3.76m x 3.40m) Under stairs cupboard.
Kitchen:	11'3" x 9' (3.43m x 2.74m) Range of fitted units stainless steel electric double oven, gas hob with extractor hood over, space and plumbing for appliances, integrated dishwasher, tiled floor.
Utility Room:	10'6" x 2'10" (3.20m x 0.86m) UPVC glass construction with door to outside, tiled floor, plumbing for washing machine.
Study:	7'10" x 5'7" (excluding door recess) (2.3m x 1.70m) Tiled floor, boiler.
Cloakroom:	White suite with chrome fittings comprising wash basin, wc, tiled floor.

### First Floor

Landing:	Hatch to loft space, airing cupboard.
Bedroom 1:	13' x 12'3" (3.96m x 3.73m) Built in wardrobe.
Bedroom 2:	11'2" x 9'4" (3.40m x 2.84m)
Bedroom3:	9' x 8'9" (2.74m x 2.67m)
Bathroom:	6' x 5'6" (1.83m x 1.68m) White suite comprising bath with shower unit over, wash basin, wc.

## OUTSIDE

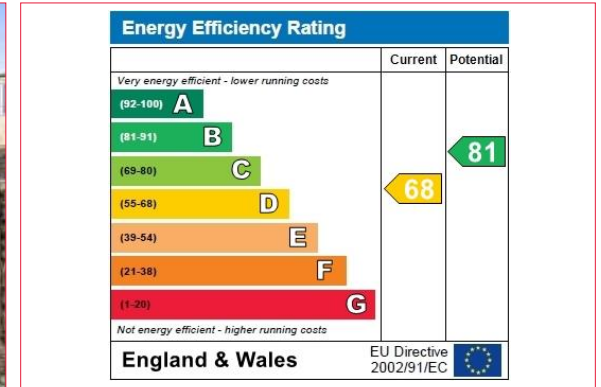
Front:	Gravelled area and planting with side path to front door and gate to rear garden.
Rear Garden:	Approximately 35' in length with an attractive south westerly aspect. A patio adjoins the house leading onto a lawned area with raised brick built borders to the left and rear boundary, garden shed.

## OTHER INFORMATION

Tenure:	Freehold
Approximate Age:	1900
Approximate Area:	1055 sqft/98sqm
Sellers Position:	No forward chain
Heating:	Gas central heating
Windows:	UPVC double glazed windows
Loft Space:	Partially boarded with ladder and light connected
Infant/Junior School:	Chandlers Ford Infants/Merdon Junior School
Secondary School:	Toynbee Secondary School
Council Tax:	Band C - £1543.86 20/21
Local Council:	Eastleigh Borough Council - 02380 688000



Ground Floor = 572 sq ft / 53.1 sq m  
 First Floor = 483 sq ft / 44.8 sq m  
 Total = 1055 sq ft / 98 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2020. Produced for Sparks Ellison. REF: 663673

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