



sparks ellison

43 Fircroft Drive, Chandlers Ford, SO53 2HE

£385,000

A delightful four bedroom link detached home presented in excellent condition throughout, situated in quiet cul-de-sac within walking distance to local schools and within easy reach of the centre of Chandlers Ford. The property benefits from some wonderful attributes and features to include 18' x 15'7" sitting room, separate dining area, re-fitted kitchen, four good size bedrooms and re-fitted bathroom. A particularly attractive feature is the rear garden measuring approximately 60ft in length with the added advantage of an integral garage.

ACCOMMODATION

Ground Floor

Reception Hall: Stairs to first floor with cupboard under, laminate wood floor.

Sitting Room: 18' x 15'7" (5.49m x 4.75m) Laminate wood floor, double doors to rear garden, fireplace with electric fire.

Dining Room: 12'2" x 5'8" (3.71m x 1.73m) Laminate wood floor.

Kitchen: 9'3" x 8'4" (2.82m x 2.54m) Re-fitted range of modern white gloss units with wooden worktops, stainless steel electric oven, electric hob with extractor hood over, space and plumbing for further appliances, tiled floor, boiler.

First Floor

Landing: Storage cupboard.

Bedroom 1: 12'7" x 9'5" (3.84m x 2.87m) Built in wardrobe.

Bedroom 2: 11'9" x 8'2" (3.58m x 2.49m)

Bedroom 3: 12' x 5'8" (3.66m x 1.73m)

Bedroom 4: 8'11" x 7'4" (2.72m x 2.24m)

Bathroom: 6'4" x 6'2" (1.93m x 1.88m) Re-fitted modern white suite with chrome fittings comprising bath with mixer taps, separate shower unit over with glazed screen, wash basin with cupboard under, w.c., tiled walls.

OUTSIDE

Front: A driveway provides off street parking for two vehicles with side access to rear garden.

Rear Garden: Approximately 60ft in length and a particularly attractive feature of the property. A good size paved terrace adjoins the rear of the house leading onto a lawned area surrounded by well stocked borders and enclosed by fencing, garden shed.

Garage: 16'7" x 8'3" (5.05m x 2.51m) Light and power.

OTHER INFORMATION

Tenure: Freehold

Approximate Age: 1980's

Approximate Area: 1061sqft/98sqm

Sellers Position: Looking for forward purchase

Heating: Gas central heating

Windows: UPVC double glazing

Loft Space: Partially boarded with ladder and light connected

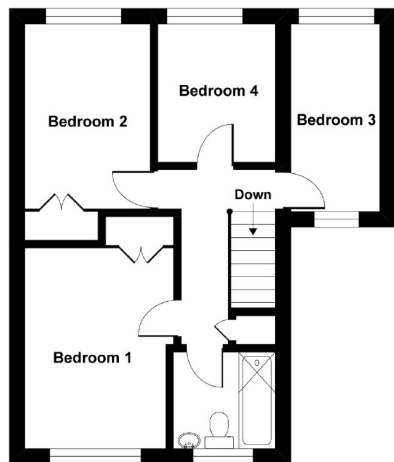
Infant/Junior School: Fryern Infant/Junior School

Secondary School: Toynebee Secondary School

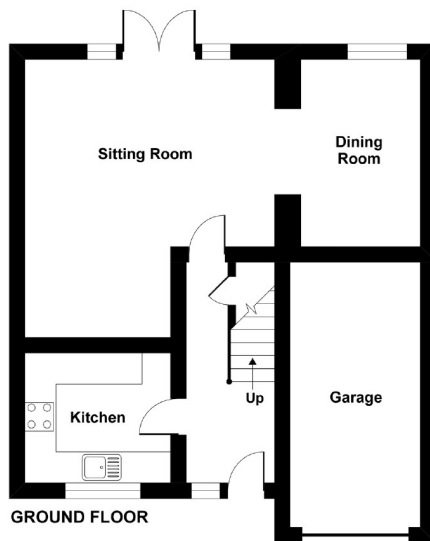
Council Tax: Band D - £1,736.84 20/21

Local Council: Eastleigh Borough Council - 02380 688000

Ground Floor = 547 sq ft / 50.8 sq m
 First Floor = 514 sq ft / 47.8 sq m
 Garage = 141 sq ft / 196 sq m
 Total = 1202 sq ft / 111.6 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		86
(69-80)	C	74	
(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). © n3checon 2021. Produced for Sparks Ellison. REF: 686778

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