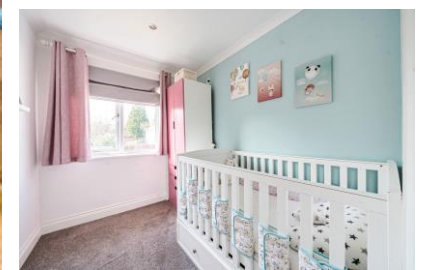




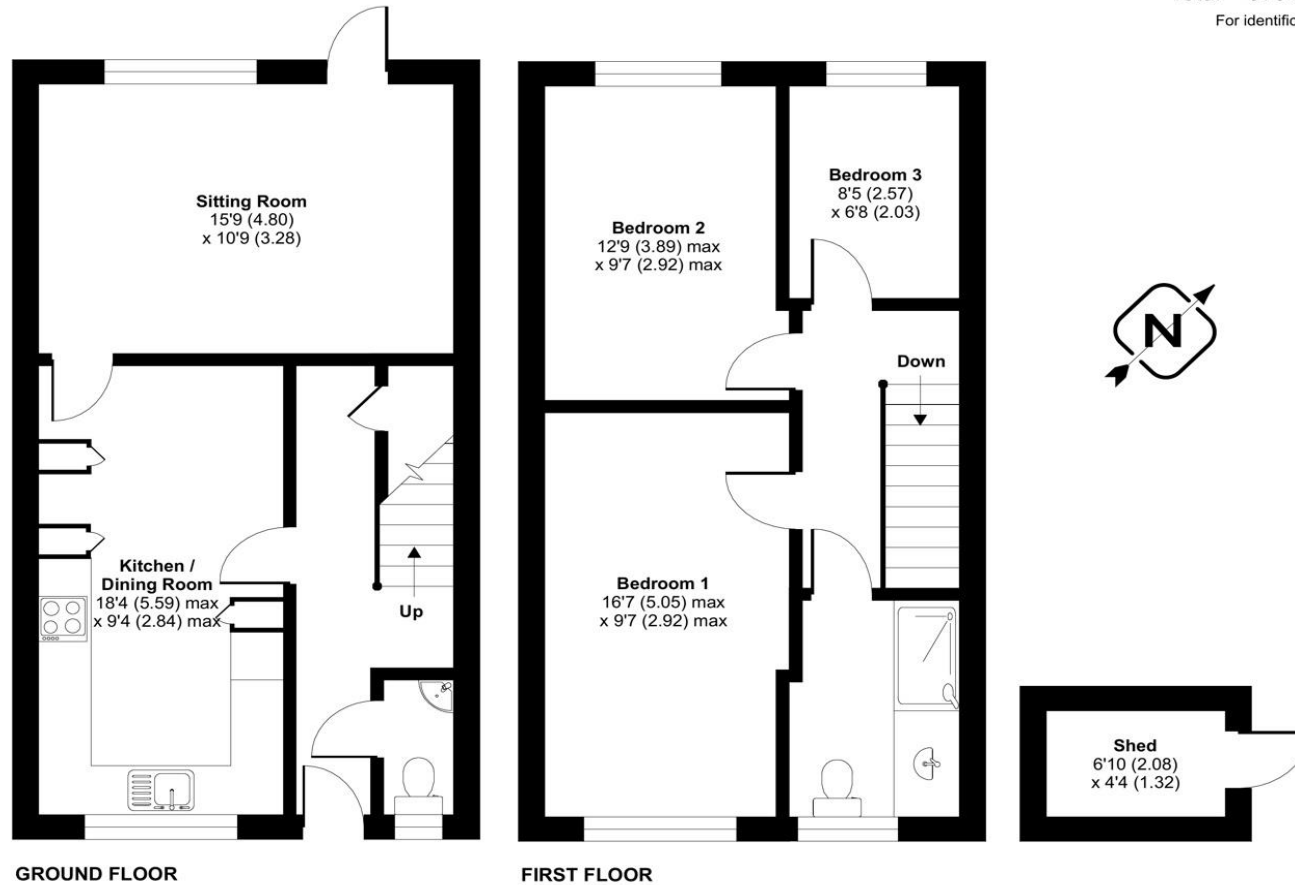
Suffolk Drive, Chandler's Ford, Hampshire, SO53 3HU



ACCOMMODATION

Located in the heart of Chandler's Ford lies this three-bedroom mid-terrace home. A superb investment or first home offering well-proportioned rooms throughout, modern decor and off-road parking to the rear. After opening the door, you are welcomed into a spacious entrance with accommodation which comprises an open plan kitchen/dining room with modern units offering ample storage; there is wooden style flooring and space for white goods, making this a lovely room for all the family to enjoy. The sitting room lies to the rear of the home and offers superb natural light via the large window and door leading out into the garden. The ground floor is completed by a handy cloakroom. The first floor continues to impress with three good-sized bedrooms served by the fitted shower room. Externally, the house benefits from a south-westerly facing garden with a patio, a portion laid to lawn and off-road parking to the rear.

Approximate Area = 944 sq ft / 87.6 sq m
 Shed = 29 sq ft / 2.7 sq m
 Total = 973 sq ft / 90.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Charters Estate Agents Limited. REF: 1093207



SITUATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, and traditional inns with a number of high-quality public and private educational facilities within easy reach catering for all ages, including Southampton and Winchester Universities. Coast and country lifestyle pursuits are all within striking distance as the town is well-placed for the South Downs National Park and The New Forest. It is approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton, both cities have an extensive range of facilities. Communications are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester and 65 minutes from Southampton Parkway. Southampton Airport is within close proximity and provides transport links to many cities within the UK and Europe.



SPECIFICATION

- Three-bedroom mid-terraced home
- Modern kitchen
- Downstairs cloakroom
- Off-road parking
- Superb investment or first home
- Fantastic residential location

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: B

GUIDE PRICE

£280,000

TENURE

Freehold

AGENTS NOTE

The property is a non-standard construction (Reema Conclad). Contact Charters for further information.