



Tomkyns Close, Knightwood, Chandler's Ford, SO53 4HL

Jonathan Rees



A modern two bedroom end of terrace house offered for sale with no forward chain benefiting from sitting/dining room measuring 17'3" x 12'7", two double bedrooms both with en-suite as well as a downstairs cloakroom and two allocated parking spaces. The property is situated in a popular location of Knightwood Park and well positioned giving a high degree of privacy front and back and falls within the Thornden School catchment.

£270,000

Modern End Terrace Home  
Two Double Bedrooms  
Two En-Suites  
Cloakroom  
Sitting/Dining Room  
Kitchen  
Front and Rear Gardens  
Two Allocated Parking Spaces  
No Forward Chain

## ENTRANCE HALL

Built in under stairs storage cupboard.

## CLOAKROOM

Vanity wash hand basin, low level WC, window to the front aspect.

## KITCHEN 9' 11" x 6' 5" (3.02m x 1.96m)

Modern kitchen comprising single drainer sink unit, plumbing and space for washing machine and fridge/freezer. Four burner gas hob with extractor hood over, range of matching wall and base units with worktops over. Window to the front aspect.

## SITTING/DINING ROOM 17' 3" x 12' 7" (5.26m x 3.84m)

Stairs to first floor, feature fitted fireplace, double doors to rear.

## BEDROOM ONE 12' 8" x 8' 4" (3.86m x 2.54m)

Window to the front aspect, door to:

## ENSUITE

Modern suite comprising panel bath with shower attachment, wash hand basin, low level WC, partly tiled walls, window to the side aspect.

## BEDROOM TWO 10' 11" x 9' 4" (3.33m x 2.84m)

Window to the rear aspect. Door to:

## ENSUITE

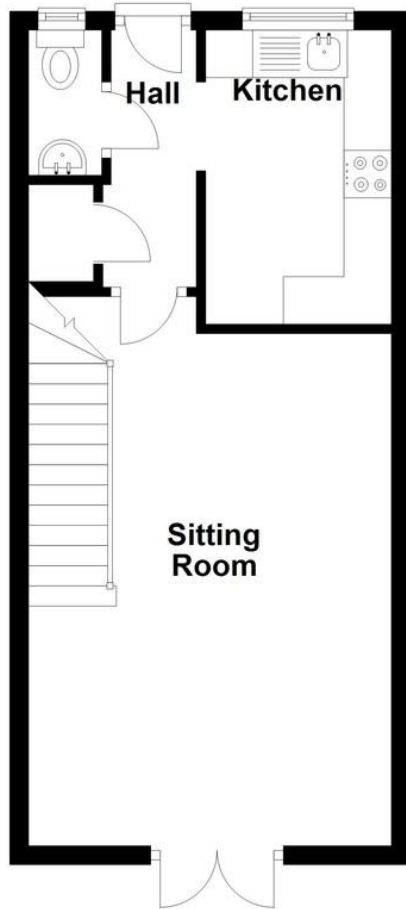
Comprising fully tiled shower cubicle, low level WC, vanity wash hand basin. Window to the side aspect.

## OUTSIDE

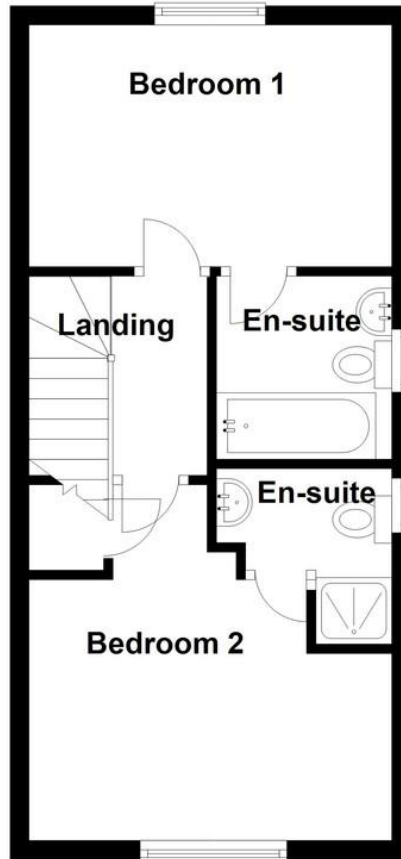
The front garden is laid to lawn. The rear garden is laid to lawn, patio area, various flower and shrub borders, outside shed and tap, rear pedestrian access. Two allocated parking spaces.



Ground Floor



First Floor



## Key Information

### LOCAL AUTHORITY INFORMATION

Test Valley Borough Council  
Tax Band 'C'

### LOCAL SCHOOLS INFORMATION

Infant/Junior: Knightwood Primary School  
Secondary: Thornden Secondary School

### EPC RATING

D/62

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		84	84
	62		60
England & Wales	EU Directive 2002/91/EC		England & Wales

### IMPORTANT NOTICE

These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.

Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.

All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken.

Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.

Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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