



Jack Close, Chandler's Ford, Knightwood Park, SO53 4NU

Jonathan Rees



Backing onto woodland this well maintained home benefits three bedrooms, a south westerly facing rear garden, parking for two cars and no forward chain.



£293,000

Three Bedrooms
Sitting/Dining Room
Kitchen
Downstairs Cloakroom
Family Bathroom
Close to Local Amenities
Overlooking Woodland
Thornden School Catchment



ENTRANCE HALL

Laminate flooring, understairs storage cupboard, staircase leading to first floor.

CLOAKROOM

A white suite comprising a low level WC, wash hand basin.

SITTING/DINING ROOM 17' 3" x 16' 1" (5.26m x 4.9m)

An 'L' shaped room, French doors to the rear garden.

KITCHEN 9' 3" x 7' 11" (2.82m x 2.41m)

A good range of wall and floor units, a one and a half bowl stainless steel sink and drainer, twin electric oven, gas hob with extractor hood over, dishwasher, space for fridge/freezer and washing machine, window to front aspect.

LANDING Loft access hatch.

MASTER BEDROOM 13' 9" x 10' 6" (4.19m x 3.2m)

Window to rear aspect, two fitted wardrobes.

BEDROOM TWO 7' 10" x 7' 4" (2.39m x 2.24m)

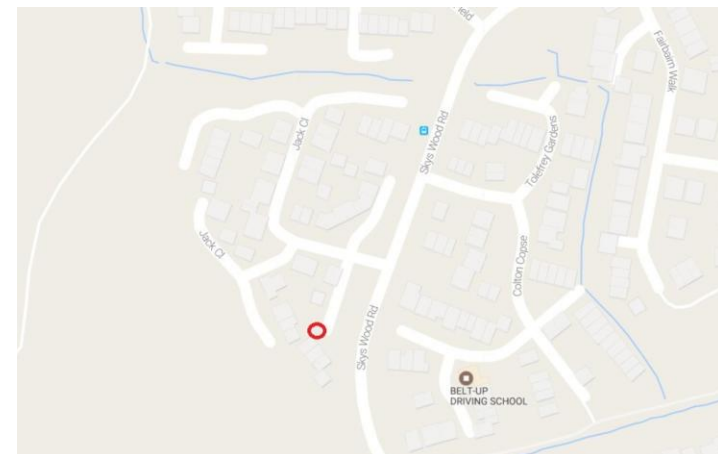
Window to front aspect.

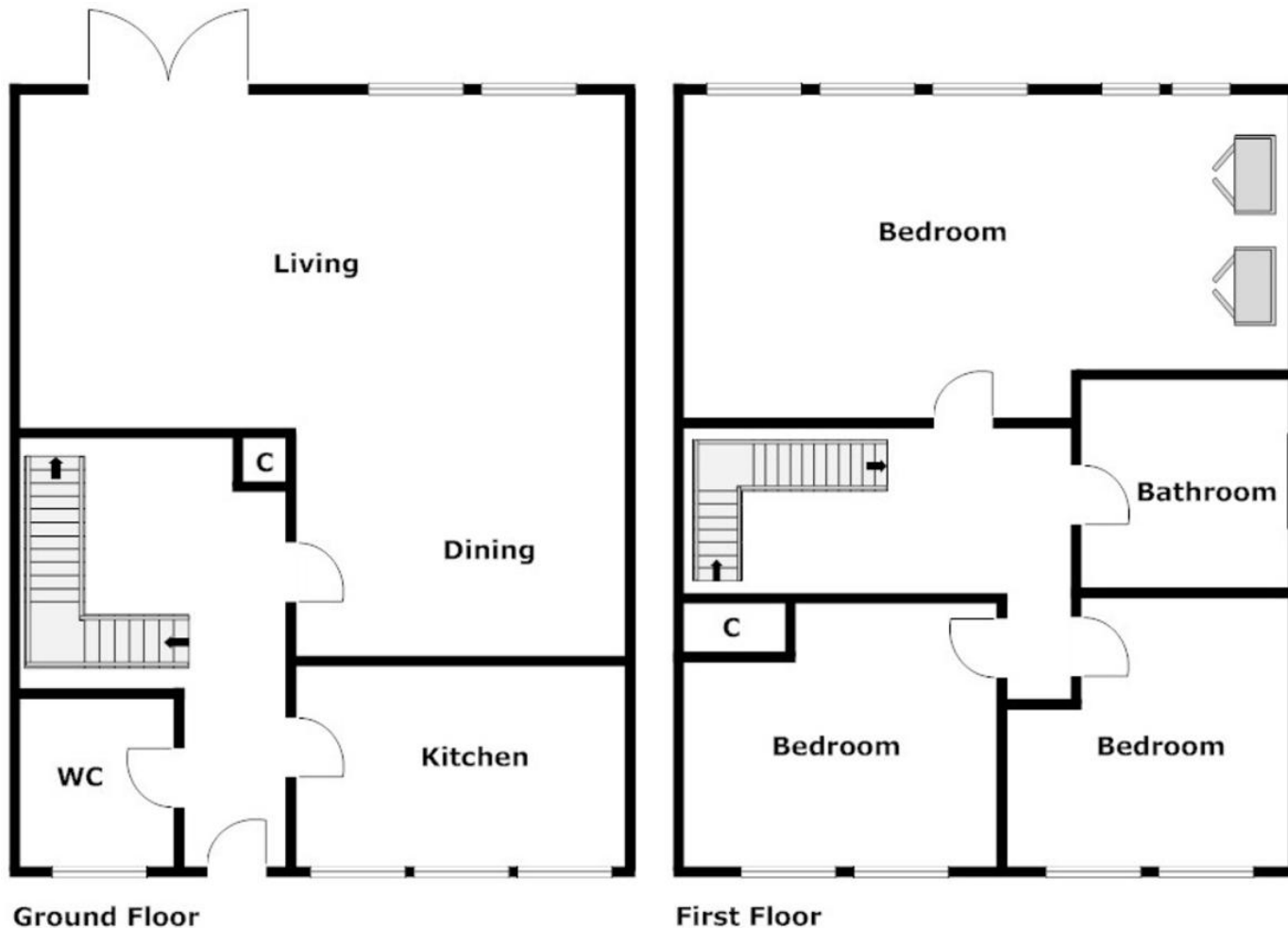
BEDROOM THREE 8' 6" x 8' 6" (2.59m x 2.59m)

Window to front aspect, airing cupboard housing boiler.

BATHROOM Comprising a white suite with low level WC, wash hand basin, panel enclosed bath with mixer tap and shower attachment over, obscured window to rear.

OUTSIDE The front of the property has off road parking, a small patch of lawn with path to front door, small shrubs and side access to the rear garden. The rear is approached via a side gate, mainly laid to lawn with a patio area overlooking woodland.





Key Information

LOCAL AUTHORITY INFORMATION

Test Valley Borough Council
Tax Band 'D'

LOCAL SCHOOLS INFORMATION

Infant: Knightwood Primary/St. Francis
Junior: Knightwood Primary/St. Francis
Secondary: Thornden Secondary School

EPC RATING

C/75

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C	75	79	(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 ₂ emissions
Scotland	EU Directive 2002/91/EC		Scotland
			EU Directive 2002/91/EC

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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