



Beresford Close, Chandler's Ford, SO53 2LX

Jonathan Rees



Beautifully presented throughout this linked semi-detached home benefits a study, three bedrooms, large modern kitchen and a landscaped south westerly facing rear garden.



£299,950

Three Bedrooms  
Modern Kitchen  
Converted Garage with Study  
Modern Fittings  
Close to Local Schools  
Landscaped Rear Garden



**ENTRANCE HALL 14' 10" x 5' 5" (4.52m x 1.65m)**

Stairs to first floor, storage cupboard

**CLOAKROOM 4' 0" x 2' 5" (1.22m x 0.74m)**

Low level WC, wash hand basin, tiles to principle areas, wooden flooring.

**SITTING/DINING ROOM 24' 5" x 11' 4" x 8' 08"(7.44m x 3.45m x 2.64)**

Window to front aspect, fireplace with surround, French doors to rear garden, laminate flooring.

**STUDY 7' 0" x 6' 8" (2.13m x 2.03m)**

Laminate flooring, access to garage and kitchen.

**KITCHEN 13' 11" x 10' 1" (4.24m x 3.07m)**

A modern range of base and eye level units, ceramic hob, spaces for large fridge and double oven, French doors to garden.

**LANDING 8' 11" x 3' 5" (2.72m x 1.04m)**

Window to side aspect, loft access hatch, doors to all rooms.

**MASTER BEDROOM 13' 1" x 9' 11" x 9'02 (3.99m x 3.02m x 2.79m)**

Window to front aspect, built in wardrobe.

**BEDROOM TWO 11' 0" x 10' 0" x 8' 0"(3.35m x 3.05m x 2.44m)**

Window to rear aspect, double built in wardrobe.

**BEDROOM THREE 9' 11" x 7' 0" x 6' 11"(3.02m x 2.13 x 2.11m)**

Window to front aspect, built in storage

**WC 4' 01" x 2' 09" (1.24m x 0.84m)**

Low level WC, window to side aspect.

**FAMILY BATHROOM 6' 10" x 4' 08" (2.08m x 1.42m)**

Bath with shower over, wash hand basin, obscured window to rear aspect, heated towel rail, tiled to principle areas.

**GARAGE**

Electric up and over door, light and power.

**OUTSIDE**

The front of the property has parking for two cars. The rear garden has a decked area with lights, patio area, steps to lawned area, fully enclosed by timber panelled fencing.





GROUND FLOOR  
APPROX. FLOOR  
AREA 575 SQ.FT.  
(53.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 414 SQ.FT.  
(38.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 988 SQ.FT. (91.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Key Information

### LOCAL AUTHORITY INFORMATION

Eastleigh Borough Council  
Tax Band 'C'

### LOCAL SCHOOLS INFORMATION

Infant: Fryern Infant School  
Junior: Fryern Junior School  
Secondary: Toynebe Secondary School

### EPC RATING

D/67

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		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		86
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	63	
(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		
<b>Scotland</b>	EU Directive 2002/91/EC	87	<b>Scotland</b>	EU Directive 2002/91/EC	63

### 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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