



Rusland Close, Chandler's Ford, SO53 1SD

Jonathan Rees



A link-detached three bedroom home positioned in a quiet close in Thornden School catchment This family home requires some refurbishment however benefits from three reception rooms, garage and southerly facing rear garden.

£325,000

No Chain  
Freehold  
Three Bedrooms  
Three Reception Rooms  
Requiring Refurbishment  
Double Glazed  
Gas Central Heating  
Thornden School Catchment  
Garage and Parking

## ENTRANCE PORCH

Door to front, door into the sitting room.

## SITTING ROOM 14' 8" x 13' 10" (4.47m x 4.22m)

Window to the front aspect, feature fireplace, stairs leading to the first floor, door to the dining room.

## DINING ROOM 11' 3" x 7' 3" (3.43m x 2.21m)

Door to the conservatory, sitting room and kitchen.

## KITCHEN 11' 10" x 6' 11" (3.61m x 2.11m)

A range of wall and base units, stainless steel sink with drainer, window to the rear aspect, cooker, space for a fridge/freezer, door to the inner hall.

## INNER HALL

Door to the utility room, door to the rear garden and garage.

## UTILITY ROOM 7' 5" x 5' 3" (2.26m x 1.6m)

Space for washing machine, low level W/C, access to loft space.

## CONSERVATORY 10' 9" x 7' 3" (3.28m x 2.21m)

UPVC constructed with a brick base, door to the rear garden and dining room.

## FIRST FLOOR LANDING

Doors to all first floor rooms.

## BEDROOM ONE 12' 6" x 8' 5" (3.81m x 2.57m)

Built in wardrobe, window to the front aspect.

## BEDROOM TWO 9' 4" x 8' 4" (2.84m x 2.54m)

Window to the rear aspect.

## BEDROOM THREE 10' 5" x 6' 0" (3.18m x 1.83m)

Window to the front aspect.

## BATHROOM

White suite comprising a low level W/C, sink and bath with shower over. Window to the rear aspect.

## OUTSIDE

To the front the property is laid to lawn with driveway and garage access. To the rear the southerly facing rear garden is mainly laid to lawn with a patio area.

## GARAGE

Up and over door, door to the inner hall.

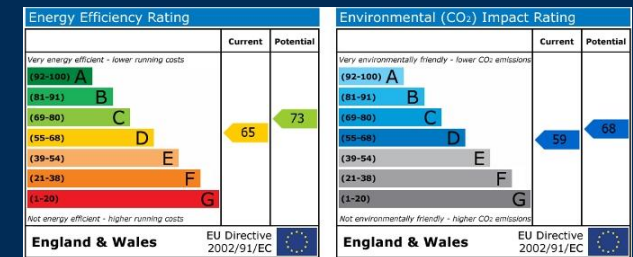


# Key Information

**LOCAL AUTHORITY INFORMATION**  
 Eastleigh Borough Council  
 Tax Band 'D'

**LOCAL SCHOOLS INFORMATION**  
 Infant: Chandler's Ford Infant School  
 Junior: Merdon Junior School  
 Secondary: Thornden Secondary School

**EPC RATING**  
 D/65



## 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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