



25 Vespasian Way, Chandler's Ford, SO53 2DE

£350,000

An extended two bedroom detached bungalow in need of modernisation with further potential to extend subject to relevant planning permissions. Vespasian Way sits conveniently for access to the centre of Chandler's Ford, with it's array of facilities including Waitrose supermarket, along with being within walking distance of the No.1 bus route. The property sits within catchment for Thornden School and is offered for sale with no forward chain.

ACCOMMODATION:

Entrance Hall:

Built in storage cupboard, access to loft space.

Sitting Room:

15' x 13'8" into bay (4.57m x 4.17m into bay)

Dining Room:

13'1" x 9'5" (3.99m x 2.87m)

Kitchen:

10'11" x 6'9" (3.33m x 2.06m)

Bedroom 1:

11'5" x 10'11" (3.48m x 3.33m)

Bedroom 2:

9'11" x 9'4" (3.02m x 2.84m)

Bathroom:

6'4" x 5'7" (1.93m x 1.70m) Comprising bath, wash hand basin, wc.

OUTSIDE:

Front:

Area laid to lawn, pathway to front door, driveway leading alongside of the property and providing access to garage, side pedestrian access to rear garden.

Rear Garden:

A good size rear garden that currently needs attention.

Garage:

16'3" x 8'3" (4.95m x 2.51m) With twin doors.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960

Approximate Area:

67.5sqm/727sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Scantabout Primary School

Secondary School:

Thornden Secondary School

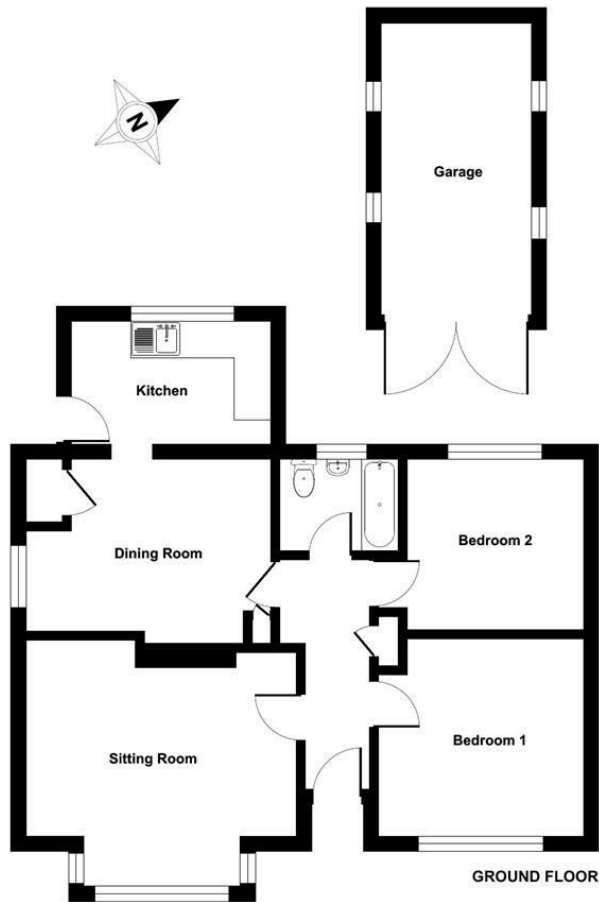
Council Tax:

Band D

Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 727 sq ft / 67.5 sq m
 Garage = 132 sq ft / 12.2 sq m
 Total = 859 sq ft / 79.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Sparks Ellison. REF: 1002910

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