





# 132 Bodycoats Road, Chandler's Ford, SO53 2JD

£425,000

A wonderful four bedroom semi-detached home affording spacious accommodation highlighted by the 22ft reception hall and 26'4" kitchen/dining room across the back of the property. There are four generous bedrooms on the first floor together with an en-suite to the main bedroom and family bathroom. The integral garage measures 19'1" x 8'9" and a delightful rear garden measuring 36' x 29'. The property is also offered with no forward chain.

## ACCOMMODATION

### GROUND FLOOR

#### Reception Hall:

22' (6.71m) Wooden floor, stairs to first floor with cupboard under.

#### Cloakroom:

White suite with chrome fittings comprising wash basin with cupboard under, w.c., tiled floor.

#### Sitting Room:

14'9" x 11'7" (4.50m x 3.53m) Gas fire, double doors to kitchen/dining room.

#### Kitchen/Dining Room:

26'4" x 11'6" x 10' (8.03m x 3.51m x 3.05m) The kitchen area is fitted with a range of modern black units, Range oven and hob with extractor hood over, integrated dishwasher and washing machine. The dining area affords plenty of space for table and chairs, patio doors to rear garden, wooden flooring.

### FIRST FLOOR

#### Landing:

Boiler cupboard, hatch to loft space.

#### Bedroom 1:

16'5" x 12'6" (5.00m x 3.81m)

#### En-suite:

8'6" x 2'9" (2.59m x 0.84m) White suite with chrome fittings comprising shower cubicle with glazed screen, wash basin, w.c., tiled walls and floor.

#### Bedroom 2:

11'7" x 9'7" (3.53m x 2.92m) Fitted wardrobes.

#### Bedroom 3:

11'6" x 8'10" (3.51m x 2.69m)

#### Bedroom 4:

8'10" x 8'6" (2.69m x 2.59m)

#### Bathroom:

8'2" x 5'6" (2.49m x 1.68m) White suite with chrome fittings comprising corner bath with shower unit over, wash basin, w.c., tiled floor.

### OUTSIDE

#### Front:

To the front of the property is a brick paved driveway leading to the garage and adjacent lawned area, side gate and path to rear garden.

#### Rear Garden:

Approximately 36' x 29'. Adjoining the house is a full width patio with retaining sleepers leading up to a lawned area surrounded by well stocked flower and shrub borders and enclosed by walling and fencing.

#### Garage:

19'1" x 8'9" (5.82m x 2.67m) Light and power.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1960's

#### Approximate Area:

131.3sqm/1415sqft (Including garage)

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazing

#### Loft Space:

Partially boarded with ladder and light connected

#### Infant/Junior School:

Fryern Infant/Junior School

#### Secondary School:

Toynbee Secondary School

#### Council Tax:

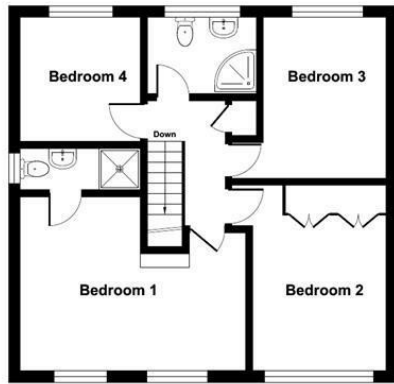
Band C

#### Local Council:

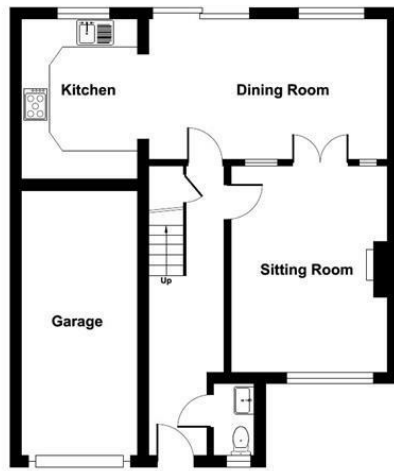
Eastleigh Borough Council - 02380 688000



Ground Floor = 587 sq ft / 54.5 sq m  
 First Floor = 669 sq ft / 62.1 sq m  
 Garage = 159 sq ft / 14.7 sq m  
 Total = 1415 sq ft / 131.3 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2023. Produced for Sparks Ellison. REF: 1027576

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)  
 Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

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