





# 245 Leigh Road, Chandler's Ford, SO53 3AX

£350,000

A delightful two bedroom detached bungalow presented in good condition throughout with the benefit of a re-fitted kitchen/dining room and re-fitted shower room. The property occupies a generous plot which to the side measures approximately 47'6" x 25' providing ample space for an extension or the construction of outbuildings subject to planning. In addition to this is a rear garden measuring approximately 48' x 47'. The property also benefits from a 24'9" reception hall, sitting room and two double bedrooms and is offered for sale with no forward chain.

## ACCOMMODATION

### Ground Floor

#### Reception Hall:

24'9" x 5' (7.54m x 1.52m) Leading to inner hallway.

#### Inner Hallway:

8'9" x 6'8" (2.67m x 2.03m) Walk in airing cupboard/storage cupboard housing boiler and hot water cylinder, hatch to loft space, door to outside.

#### Sitting Room:

14'9" x 14'1" (4.50m x 4.29m) Bay window, fireplace, dual aspect windows.

#### Kitchen/Dining Room:

14'10" x 10'4" (4.52m x 3.15m) Range of cream gloss units, Bosch electric oven and microwave, gas hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, space for table and chairs.

#### Bedroom 1:

12'9" x 11' (3.89m x 3.35m)

#### Bedroom 2:

12'10" x 8'9" (3.91m x 2.67m)

#### Shower Room:

7'6" x 5'7" (2.29m x 1.70m) Re-fitted modern white suite comprising corner shower cubicle with glazed screen, wash basin with cupboard under, wc, tiled walls and floor.

## OUTSIDE

### Front

To the front of the property is a Tarmac driveway and turning area providing parking for several vehicles, planted borders with low level retaining walls, double side gates to side and rear.

### Side Garden:

Approximately 47'6" x 25' paved area, open plan to rear garden.

### Rear Garden:

Approximately 48' x 47' paved patio, lawned area, flower and shrub borders, enclosed by fencing.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1950

### Approximate Area:

86.2sqm/928sqft

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazed

### Loft Space:

Partially boarded with ladder & light connected

### Infant/Junior School:

Nightingale Primary School

### Secondary School:

Crestwood Community College

### Local Council:

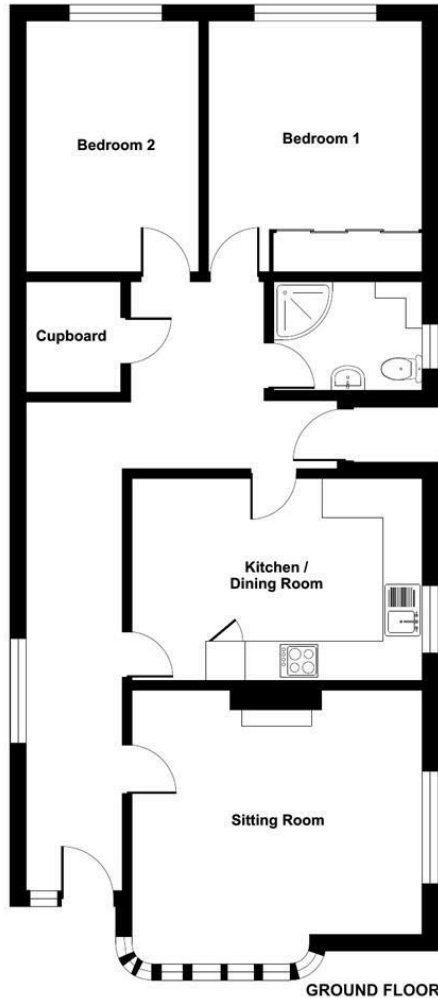
Eastleigh Borough Council - 02380 688000

### Council Tax:

Band C



Ground Floor = 928 sq ft / 86.2 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(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	

Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.  
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