



199 Hursley Road, Chandlers Ford, SO53 1JN

£350,000

A delightful three bedroom end of terrace home occupying a most attractive location siding onto a lightly wooded area with a rear garden enjoying a pleasant southerly aspect. The property also benefits from a downstairs cloakroom, open plan kitchen/dining room, en-suite to main bedroom, two allocated parking spaces and no forward chain.

ACCOMMODATION

Ground Floor

Entrance Hall:

Cloakroom:

Wash basin, wc.

Sitting Room:

14' x 11'9" (4.27m x 3.58m) Bow window.

Inner Hallway:

Stairs to first floor.

Kitchen/Dining Room:

15'6" x 11'8" x 11'4" (4.72m x 3.56m x 3.45m) Range of units, electric double oven, gas hob with extractor hood over, space and plumbing for appliances, cupboard housing boiler, tiled floor, space for table and chairs, double doors to rear garden.

First Floor

Landing:

Bedroom 1:

10'7" x 9'6" extending to 11'9" (3.23m x 2.90m extending to 3.58m) Double wardrobe.

En-Suite Shower Room:

White suite with chrome fitments comprising shower cubicle, wash basin, wc.

Bedroom 2:

10'4" x 8' (3.15m x 2.44m)

Bedroom 3:

7' x 6'9" (2.13m x 2.06m)

Bathroom:

White suite with chrome fitments comprising bath with mixer tap and shower attachment, wash basin, wc.

OUTSIDE

Front:

Two allocated parking spaces.

Rear Garden:

Approximately 31' x 16' enjoying a pleasantly southerly aspect. A patio adjoins the house leading onto a gravelled area with planted borders enclosed by fencing, garden shed.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2003

Approximate Area:

830sqft/77.1sqm

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:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

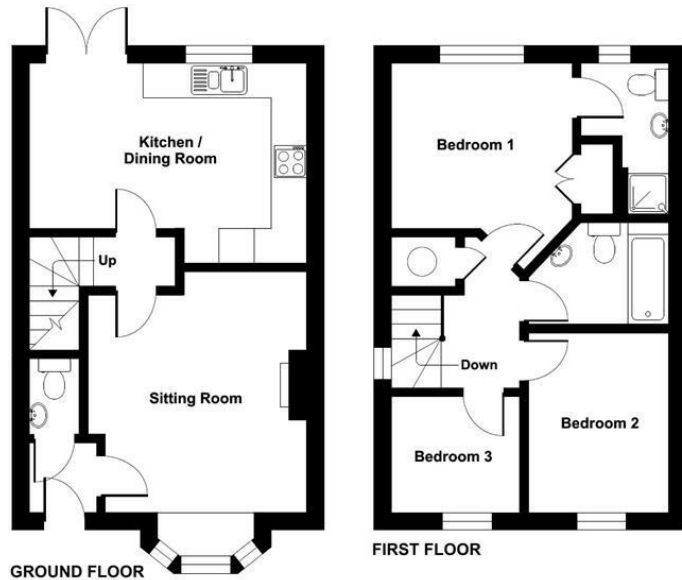
Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band C

Ground Floor = 421 sq ft / 39.1 sq m
 First Floor = 409 sq ft / 38 sq m
 Total = 830 sq ft / 77.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(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). © richiecom 2023. Produced for Sparks Ellison. REF: 1039180

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