



sparks ellison

34 Peverells Wood Avenue, Chandler's Ford, SO53 2BW

£340,000

Two bedroom detached bungalow with detached garage located a short distance from a wealth of local amenities available in the centre of Chandlers Ford. Convenient access to the number 1 bus route which runs between Southampton and Winchester is also available close by. Undoubtedly one of the homes most salient features are the well-manicured gardens. Particularly the rear garden which boasts a good degree of privacy and a pleasant Southerly aspect. The home offers tremendous potential with cosmetic updating required but enjoys a modern refitted shower room and is offered for sale with no forward chain.

ACCOMMODATION

Hallway:

Built-in storage cupboard, housing gas, central heating boiler, access to loft space, cupboard housing electric consumer unit and gas meter.

Sitting Room:

14'1" x 14'1" (4.29m x 4.29m) Bay window to front elevation, serving hatch to kitchen, feature fireplace with gas fire.

Kitchen/Breakfast Room:

13'4" x 9'7" (4.06m x 2.92m) Dual aspect with window to side elevation and window and door to rear elevation. Matching base and eye level units with contrasting worksurfaces, integrated stainless steel sink, space and plumbing for washing machine, built-in waist level electric fan assisted oven. Space for breakfast table and chairs.

Bedroom 1:

11'5" x 9' (3.48m x 2.74m) Built-in wardrobes with sliding mirror front door. Further built in cupboard housing macerating WC.

Bedroom 2:

9'11" x 9'5" (3.02m x 2.87m)

Shower Room:

6'4" x 5'5" (1.93m x 1.65m) Fully tiled walls and nonslip flooring. built-in shower enclosure with Mira shower, matching vanity wash, hand basin and pushbutton, WC. towel radiator. extractor fan.

OUTSIDE

Front:

Driveway providing off-road parking for a number of vehicles and leading to detached garage. The front garden is mainly laid to lawn with pathway leading to front door and a selection of mature flowers and shrubs.

Rear Garden:

Fully enclosed garden with gated side access and with approximate measurements of 45' x 40'. The garden enjoys a pleasant southerly aspect,

selection of mature shrubs, summer house and patio area ideal for external dining.

Single Detached Garage:

Approximate internal measurements, 17' x 9' (5.18m x 2.74m) Power and light, window providing natural light.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1964

Approximate Area:

696sqft/64.6sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing other than the bathroom and kitchen which are wooden

Loft Space:

Fully boarded with ladder and light connected

Infant/Junior School:

Scantabout Primary School

Secondary School:

Thornden Secondary School

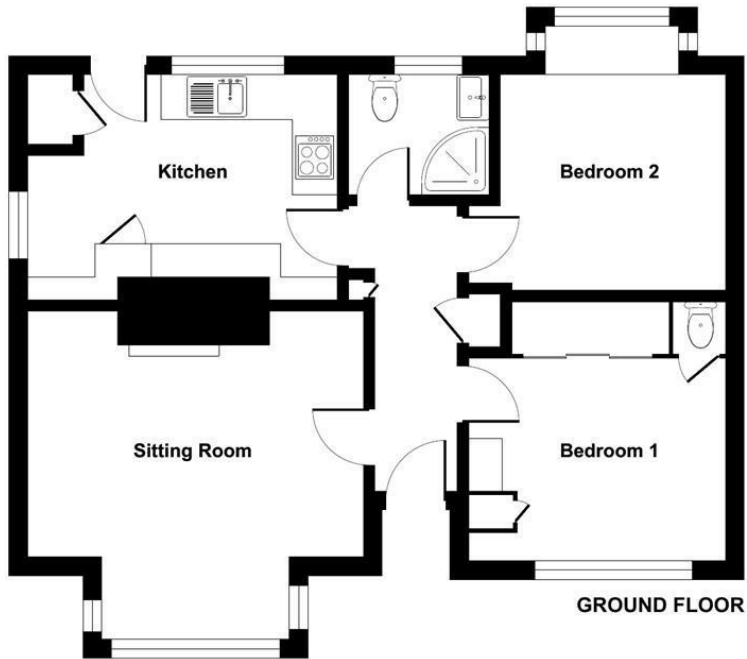
Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band D

Ground Floor = 696 sq ft / 64.6 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Sparks Ellison. REF: 1025477

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		61	
(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	

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