



sparks ellison



# 32 Verona Road, Chandler's Ford, SO53 2AG

£325,000

Two bedroom detached bungalow situated conveniently in the centre of Chandlers ford. The property briefly comprises two double bedrooms, 13' sitting room, kitchen with adjoining lean to and separate dining room and family bathroom. Externally the property boasts a single detached garage and 41' Westerly facing rear garden. The home itself would benefit from upgrading throughout but offers excellent potential. Offered for sale with no forward chain and early viewing is highly recommended.

## ACCOMMODATION

### Ground Floor:

#### Front Door:

Full height airing cupboard.

#### Sitting Room:

13'4" x 11'9" (4.06m x 3.58m)

#### Dining Room:

9'8" x 6'7" (2.95m x 2.01m) Pleasant outlook over the rear garden.

#### Kitchen:

10' x 6'9" (3.05m x 2.06m) Basic fitted kitchen in need of updating.

#### Lean To:

9'3" x 5'6" (2.82m x 1.68m)

#### Bedroom 1:

13'11" x 10'5" (4.24m x 3.18m)

#### Bedroom 2:

11'4" x 8'4" (3.45m x 2.54)

#### Bathroom:

7'3" x 4'8" (2.21m x 1.42m) Basic white suite, comprising panel enclosed bath, WC and wash hand basin.

## OUTSIDE

### Rear Garden:

Approximate measurements of 41' x 32' and enjoys a pleasant Westerly aspect and a good degree of privacy.

### Detached Garage:

9'9" x 9'5" (2.97m x 2.87m) (approximate external measurements).

## OTEHR INFORMATION

### Tenure:

Freehold

### Approximate Age:

1950's

### Approximate Area:

936sqft/87sqm

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Scantabout Primary School

### Secondary School:

Thornden Secondary School

### Local Council:

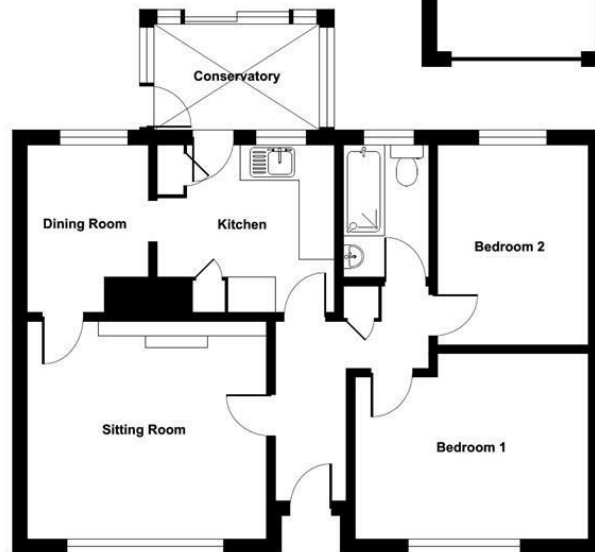
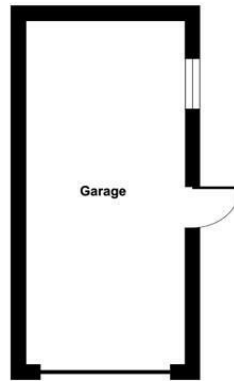
Eastleigh Borough Council - 02380 688000

### Council Tax:

Band C



Ground Floor = 760 sq ft / 70.6 sq m  
 Garage = 176 sq ft / 16.4 sq m  
 Total = 936 sq ft / 87 sq m  
 For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Sparks Ellison. REF: 1053717



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		58	
(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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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



