



sparks ellison

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

£350,000

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:

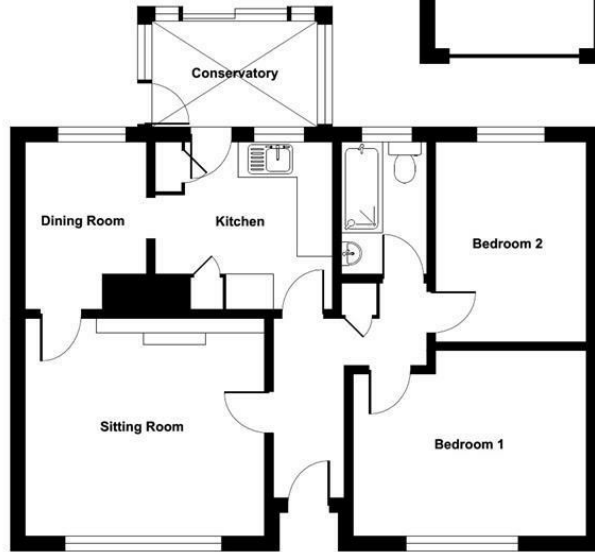
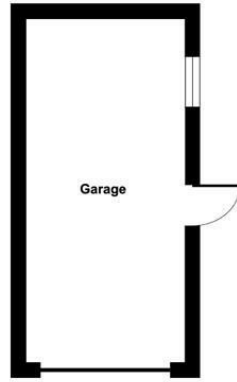
Eastleigh Borough Council - 02380 688000

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



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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