



48 Beresford Road, Chandler's Ford, SO53 2LY

£315,000

An end of terrace four bedroom townhouse arranged over three floors. The ground floor benefits from a good size kitchen/dining room that opens onto the tiered garden with the sitting room located on the first floor along with a bedroom and bathroom. Three further bedrooms share the top floor. There is a driveway providing off road parking along with a garage. Beresford Road is conveniently located for access to the centre of Chandler's Ford along with the motorways.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor, built in coats cupboard.

Cloakroom:

5'1" x 2'5" (1.55m x 0.73m) Comprising low level wc, wash hand basin.

Kitchen/Dining Room:

14'10" x 12'1" (4.53m x 3.68m) Range Style cooker, fitted extractor hood, space for fridge freezer, space and plumbing for washing machine, plumbing for dishwasher, built in storage cupboard, space for table and chairs, wall mounted boiler, .

FIRST FLOOR

Landing:

Stairs to second floor.

Sitting Room:

14'10" x 9'9" (4.52m x 2.98m)

Bedroom 3:

9'2" x 8' (2.80m x 2.44m) Built in airing cupboard housing hot water tank, under stairs storage cupboard.

Bathroom:

6'6" x 5'7" (1.99m x 1.70m) White suite with chrome fittings comprising bath with shower over, wash hand basin, WC.

SECOND FLOOR

Landing:

Bedroom 1:

14'11" x 9'3" (4.54m x 2.82m)

Bedroom 2:

12'10" x 7'3" (3.91m x 2.20m) Built in storage cupboard, built in cupboard.

Bedroom 4:

9'6" x 7'3" (2.90m x 2.21m)

OUTSIDE

Front:

Driveway providing off road parking for two vehicles, side pedestrian access to rear garden.

Rear Garden:

Measures approximately 33' x 20', a tiered garden with area laid to lawn, areas laid to shingle, variety of plants, shrubs and bushes, garden shed, outside tap.

Garage:

15' x 7'10" (4.56m x 2.39m) With up and over door, power and light.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960's

Approximate Area:

1166sqft/108.3sqm

Sellers Position:

Looking to purchase onwards.

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

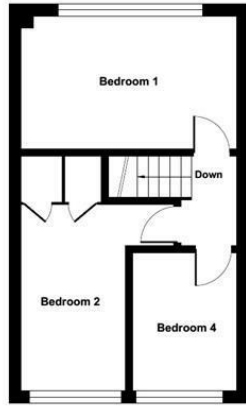
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Local Council:

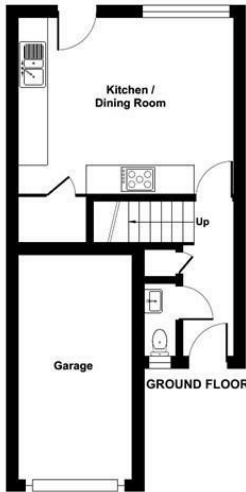
Eastleigh Borough Council - 02380 688000

Ground Floor = 279 sq ft / 25.9 sq m
 First Floor = 383 sq ft / 35.6 sq m
 Second Floor = 383 sq ft / 35.6 sq m
 Garage = 121 sq ft / 11.2 sq m
 Total = 1166 sq ft / 108.3 sq m

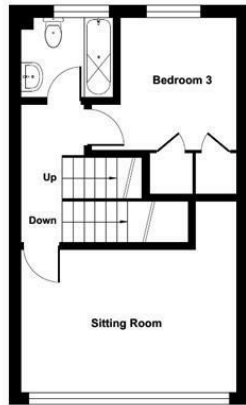
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



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