



sparks ellison

54 Bodycoats Road, Chandler's Ford, SO53 2HB

£315,000

A wonderful three bedroom home presented to a high standard throughout with an array of exceptional features to include a good size hallway with utility cupboard, re-fitted kitchen, living room with bi-fold doors to the rear garden, re-fitted bathroom, two double bedrooms, single bedroom/study, off street parking to the front, landscaped garden to the rear and a garage in a nearby block. The location is convenient for access to the centre of Chandler's Ford, local schooling, bus services to Southampton and Winchester and the motorway network.

ACCOMMODATION

GROUND FLOOR

Reception Hall:

Stairs to first floor with cupboard under, useful double storage cupboard with space and plumbing for two appliances.

Kitchen/Dining Room:

11'9" x 11'3" x 9'8" (3.58m x 3.43m x 2.95m) Re-fitted range of Shaker style units with Quartz worktops, integrated dishwasher, space and plumbing for further appliances, space for table and chairs.

Living Room:

17' x 13'9" (5.18m x 4.19m) Bi-fold doors to rear garden, stairs to next floor.

FIRST FLOOR

Landing:

Hatch to loft space, storage cupboard, stairs to upper level.

Bedroom 2:

12' x 8'6" (3.66m x 2.59m)

Bathroom:

7'7" x 5'5" (2.31m x 1.65m) Re-fitted modern white suite comprising bath with mixer tap and shower unit, wash basin with cupboard under, w.c.

UPPER LEVEL

Landing:

Storage cupboard.

Bedroom 1:

13'9" x 9'4" (excluding door recess) (4.19m x 2.84m (excluding door recess))

Bedroom 3:

9' x 7'5" (2.74m x 2.26m)

OUTSIDE

Front:

A brick paved driveway affords off street parking with pathway to front door.

Rear Garden:

Approximately 29'5" in length. Adjoining the property is a good size paved terrace with retaining sleepers and steps leading up to a lawned area, enclosed by fencing, rear gate to nearby garage.

Garage:

Single garage located in a nearby block behind the property.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970's

Approximate Area:

82.5sqm/890sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows - Bi-folds are aluminium

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

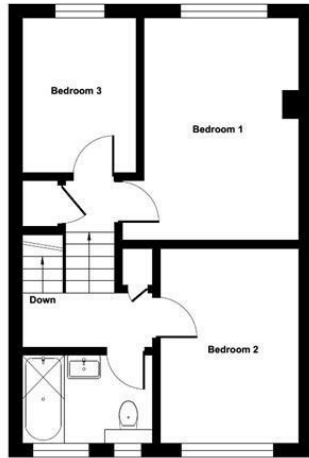
Band C

Local Council:

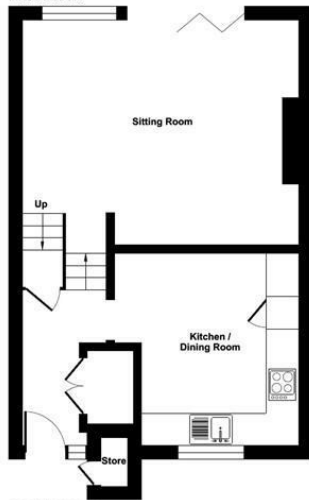
Eastleigh Borough Council - 02380 688000



Ground Floor = 440 sq ft / 40.8 sq m
 First Floor = 445 sq ft / 41.3 sq m
 Store = 5 sq ft / 0.4 sq m
 Total = 890 sq ft / 82.5 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(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 2024. Produced for Sparks Ellison. REF: 1080692

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