



# 1 Vespasian Way, Chandler's Ford, SO53 2DE

£385,000

A delightful two bedroom detached bungalow situated in the highly sought after Peverells Wood area. The property is presented in excellent condition throughout with a modern fitted kitchen, re-fitted shower room and further accommodation consisting of sitting room with bay window and conservatory. The rear garden is a particularly attractive feature measuring approximately 90ft in length enjoying a pleasant westerly aspect. Peverells Wood is conveniently situated within walking distance to the centre of Chandler's Ford and all its amenities together with bus services to Southampton and Winchester. The property also benefits from a garage and no forward chain.

## ACCOMMODATION

### Entrance Hall:

Airing cupboard housing boiler, hatch to loft space.

### Sitting Room:

14'11" x 13' (4.55m x 3.96m) Bay window, fireplace with electric fire.

### Kitchen:

13'4" x 10'3" (4.06m x 3.12m) Re-fitted range of modern Shaker style units, electric oven and gas hob, integrated fridge and freezer, space and plumbing for dishwasher and washing machine, space for small table and chairs, larder cupboard.

### Conservatory:

Double doors to rear garden.

### Bedroom 1:

11'4" x 10'10" (3.45m x 3.30m)

### Bedroom 2:

9'10" x 9'4" (3.00m x 2.84m)

### Shower Room:

6'4" x 5'6" (1.93m x 1.68m) Re-fitted modern white suite comprising corner shower cubicle with glazed screen, wash basin with cupboard under, w.c., tiled walls and floor.

## OUTSIDE

### Front:

To the front of the property is a neatly tended lawned garden with well stocked flower and shrub borders. To the side of the property is a good size driveway affording off street parking for several vehicles leading to the garage and side gate to rear garden.

### Rear Garden:

A particularly attractive feature of the property measuring approximately 90ft in

length. The patio adjoins the bungalow leading onto lawned areas surrounded by well stocked borders and fencing, greenhouse, shed. The garden also enjoys a pleasant westerly aspect.

### Garage:

20' x 8'6" (6.10m x 2.59m)

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1960's

### Approximate Area:

775sqft/72sqm

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Infant/Junior School:

Scantabout Primary School

### Secondary School:

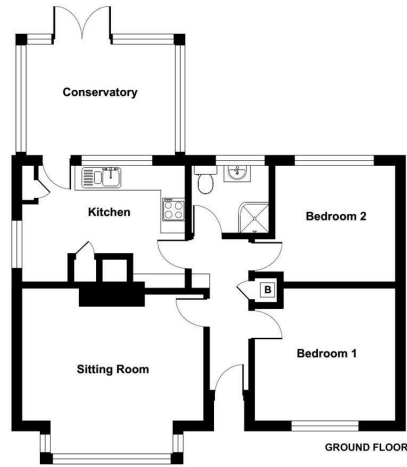
Thornden Secondary School

### Council Tax:

Band C

### Local Council:


Eastleigh Borough Council - 02380 688000



Ground Floor = 775 sq ft / 72 sq m  
For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison REF: 1110100.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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