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26 Brownhill Road, Chandler's Ford, SO53 2EA

£350,000

A detached bungalow offered for sale with no forward chain and located close to the centre of Chandler's Ford. The bungalow benefits from three bedrooms and a shower room with the sitting room leading into a conservatory which provides access to the rear garden and the kitchen which is also located to the rear. There is a driveway to the front providing off road parking and an attractive rear garden measuring approximately 48' in length to the garage. There is also a shared parking area to the rear of the garage.

ACCOMMODATION:

Entrance Vestibule:

Entrance Hall:

Access to loft space.

Sitting Room:

15'10" x 10'1" (4.83m x 3.07m)

Conservatory:

14'8" x 7'5" (4.47m x 2.26m)

Kitchen:

15'9" x 7'2" (4.80m x 2.18m) Built in oven, built-in gas hob, integrated extractor hood, space and plumbing for washing machine,

Bedroom 1:

14'2" x 9'9" (4.32m x 2.97m) built-in double wardrobe with cupboard over.

Bedroom 2:

10'6" x 7'9" (3.20m x 2.36m)

Bedroom 3/Study:

10'2" x 6'11" (3.10m x 2.11m)

Shower Room:

7'8" x 4'2" (2.34m x 1.27m) White suite with chrome fittings comprising shower in cubicle, wash hand basin, WC.

OUTSIDE:

Front:

Block paved driveway providing off-road parking with side access leading to the front door and onto the rear garden, mature hedgerow and planted bed.

Rear Garden

Measures approximately 48' to garage x 25' and comprises paved patio area, area laid to lawn, variety of mature plants, bushes shrubs and trees, gate providing rear pedestrian access, garden shed.

Garage:

To the rear of the garden there is a garage with up and over door and door to garden. The garage can be accessed via an unmade access road to the left hand side of 22 brownhill Road. There is also a parking area in front of the garage.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1947

Approximate Area:

75.9sqm/818sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Ladder and light connected

Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School;

Secondary School:

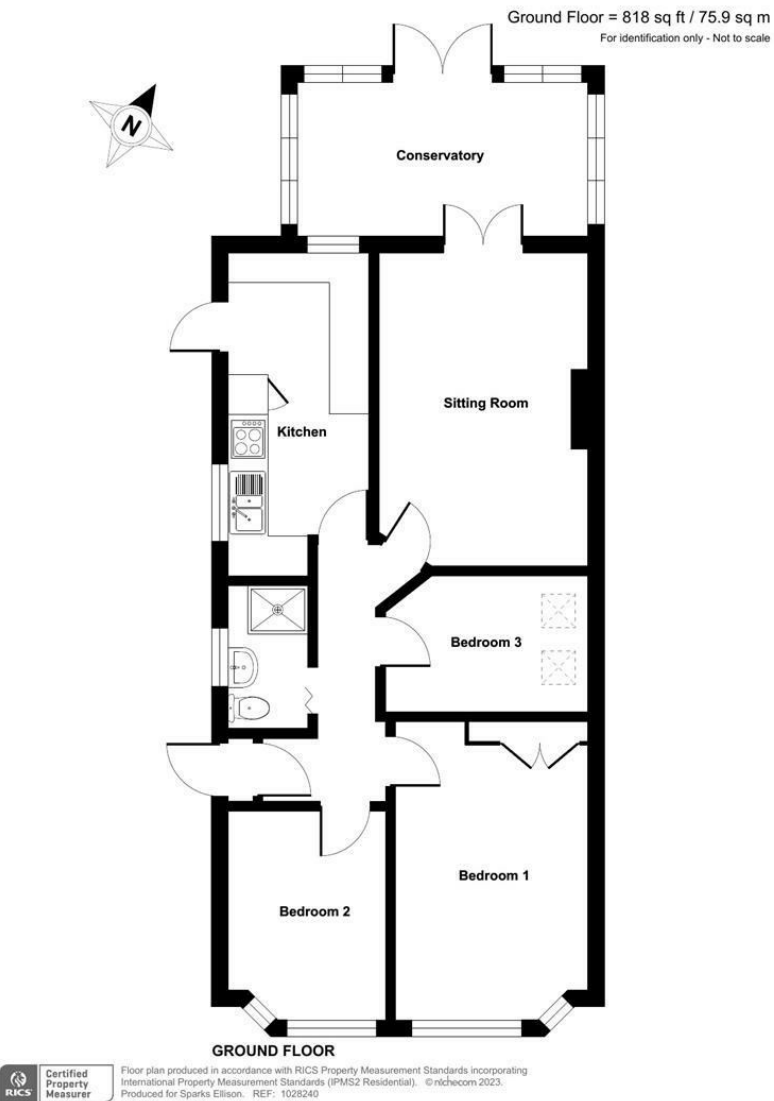
Toynbee Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(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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