

A delightful three bedroom detached bungalow quietly situated within the popular South Millers Dale area and conveniently placed for access to local shops and amenities on Hursley Road and pleasant woodland walks through Ramalley Copse and Flexford Nature Reserve. The property affords a particularly spacious open plan sitting/dining area with a pleasant outlook over the rear garden. In addition to this is a kitchen, two double bedrooms, single bedroom, shower room and separate cloakroom. The property also benefits from a driveway and garage and a delightful rear garden measures approximately 60' x 40'. The property is also offered for sale with no forward chain.

#### **ACCOMMODATION**

#### **Ground Floor**

## **Reception Hall:**

Coats cupboard, storage cupboard.

## Sitting/Dining Room:

Sitting area  $15'3" \times 13' (4.65m \times 3.96m)$  open plan to dining area  $13'4" \times 8'7" (4.06m \times 2.62m)$  door to rear garden.

#### Kitchen:

13' x 10'6" (3.96m x 3.20m) Range of units, space and plumbing for appliances, boiler, door to outside.

#### Bedroom 1:

11'2" x 10'6" (3.40m x 3.20m) Built in wardrobe.

#### Bedroom 2:

11' x 8'9" (3.35m x 2.67m) (maximum) Fitted wardrobe.

## Bedroom 3:

8'4" x 8'4" (2.54m x 2.54)

#### Shower Room:

6'11" x 5'6" (2.11m x 1.68m) Suite comprising walk in shower area, wash basin, wc.

#### Cloakroom:

Wash basin, wc.

#### OUTSIDE

### Front:

To the front of the property is a driveway affording off street parking leading to the garage, lawned area, pathway to front door and side path and gate to rear garden.

## Rear Garden:

Approximately 60' x 40' representing an attractive feature of the property. Adjoining the rear of the bungalow is a block paved patio leading onto a good sized level lawn surrounded by well stocked borders and enclosed by fencing.

#### OTHER INFORMATION

## Tenure:

Freehold

# **Approximate Age:**

1980's

# **Approximate Area:**

105.9sqm/1141sqft (Including garage)

# **Sellers Position:**

No forward chain

## Heating:

Gas central heating

#### Windows:

UPVC double galzing

## Loft Space:

Ladder 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 E



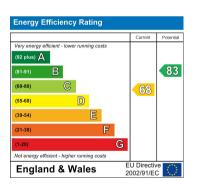












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