



sparks ellison

106 Bodycoats Road, Chandler's Ford, SO53 2JD

£1,350 Per Calendar Month

A modern three bedroom mid terraced property situated close to the centre of Chandler's Ford. The property provides generous accommodation including three good size bedrooms and a large sitting/dining room. Externally there is a rear garden with pedestrian access. The property benefits from a garage. Toynbee school is within walking distance as is a local park.

ACCOMODATION

GROUND FLOOR

Entrance Hall:

Stairs leading to first floor. Cupboard housing fuse boxes

Kitchen:

11'2" x 12'3" (3.40m x 3.73m) Freestanding gas hob and oven. Space and plumbing for washing machine, space for fridge/freezer, pantry cupboard, wall mounted boiler.

Sitting Room:

13'3" x 17'1" (3.96m x 5.21m) Freestanding electric fire and door leading out into rear garden.

FIRST FLOOR

Landing:

Airing cupboard housing water tank

Bedroom 1:

13'4" x 11'4" (4.06m x 3.45m)

Bedroom 2:

8'10" x 12'6" (2.69m x 3.81m)

Bedroom 3:

9'4" x 7'3" (2.84m x 2.21m)

Bathroom:

7'11" x 5'5" (2.41m x 1.65m) White suite with chrome fittings comprising bath with wall mounted shower, wash hand basin, wc.

OUTSIDE

Front:

Paved path to front door. External storage cupboard.

Rear Garden:

Paved area and area laid to lawn. Gate providing rear pedestrian access along service alley.

OTHER INFORMATION

Approximate Age:

1960's

Approximate Area:

923 sq ft / 85.7 sq m (details taken from EPC)

Management:

Fully Managed

Availability:

Available now

Deposit:

£1557.00

Furnished/unfurnished:

Unfurnished

Pets:

Considered

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/junior school:

Fryern Infant/Junior School

Secondary school:

Toynbee Secondary School

Local Council:

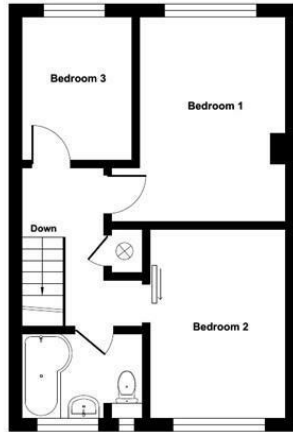
Eastleigh Borough Council 02380 688000

Council Tax:

Band C



Ground Floor = 474 sq ft / 44 sq m
 First Floor = 449 sq ft / 41.7 sq m
 Total = 923 sq ft / 85.7 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		86
(69-80) C		
(55-68) D	66	
(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). © nrichcom 2024. Produced for Sparks Ellison. REF: 1123525

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk



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