



sparks ellison

# 25 Monmouth Close, Chandlers Ford, SO53 4SY

£375,000

A stunning two bedroom semi detached bungalow presented in impeccable condition throughout affording a host of wonderful attributes. This magnificent home benefits from a 17'9" x 10'3" sitting room leading to an open plan conservatory/dining room, re-fitted modern kitchen, spacious main bedroom with fitted wardrobes and cupboards, further bedroom and re-fitted modern shower room. There is a driveway to the side providing off street parking for three/four vehicles and neatly landscaped gardens to front and rear which also afford a pleasant southerly aspect. In addition to this is a garage, UPVC double glazing throughout and combination boiler installed circa 2022. Monmouth Close is conveniently placed within walking distance to a range of local shops and facilities in Pilgrims Close with the centre of Chandler's Ford being a short distance away.

## ACCOMMODATION

### Reception Hall:

### Sitting Room:

17'9" x 10'3" (5.41m x 3.12m) Electric fire, laminate wood flooring.

### Conservatory/Dining Room:

10'5" x 9'10" (3.18m x 3.00m) Laminate wood flooring, glass roof, radiator, door to outside.

### Kitchen:

9'1" x 7'2" (2.77m x 2.18m) Re-fitted range of modern grey gloss units, Neff electric oven and microwave, AEG Induction hob and extractor hood, integrated fridge and dishwasher, waste disposal unit, LED plinth lighting.

### Bedroom 1:

14'11" x 9'1" (4.55m x 2.77m) Fitted wardrobes and cupboards.

### Bedroom 2:

8'8" x 8'4" (2.64m x 2.54m) Fitted wardrobes, hatch to loft space.

### Shower Room:

7'2" x 5'9" (2.18m x 1.75m) Re-fitted modern white suite comprising shower cubicle with glazed screen, wash basin with cupboard under, w.c., tiled floor.

## OUTSIDE

### Front:

To the front of the property is an area of artificial grass surrounded by gravelled areas and planted borders. To the side of the property is a driveway affording parking for three/four vehicles leading to the garage and side gate to rear garden.

### Rear Garden:

Approximately 29' x 19'. Neatly landscaped with an area of artificial grass, patio area, garden shed, enclosed by fencing with a southerly aspect. (measurement up to kitchen wall).

### Garage:

17'6" x 8'4" (5.33m x 2.54m) Light and power, plumbing for washing machine.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1987

### Approximate Area:

61.5sqm/662sqft

### Sellers Position:

Found vacant property to purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Loft Space:

Partially boarded with ladder connected

### Infant/Junior School:

St. Francis Primary School

### Secondary School:

Toynbee Secondary School

### Council Tax:

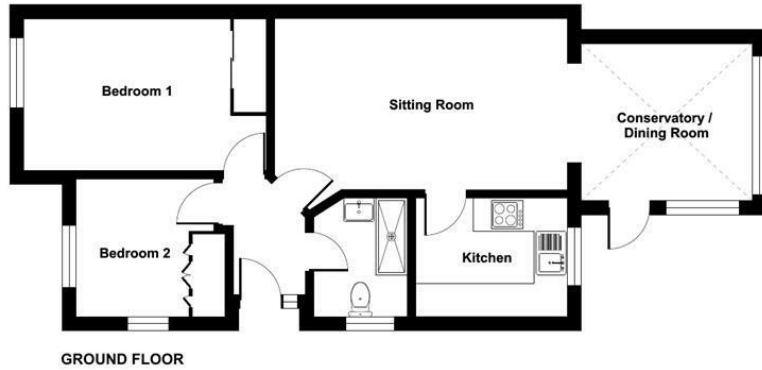
Band C

### Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 662 sq ft / 61.5 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Sparks Ellison. REF: 1145244

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