



12 Pennine Way, Chandler's Ford, SO53 3BE

£375,000

A two bedroom detached bungalow situated towards the southern end of Chandler's Ford and offered for sale with no forward chain. The property sits on a corner plot boasting an attractive frontage and benefiting from good sized rooms including a 17' sitting room, kitchen/breakfast room and two double bedrooms. Externally there is an enclosed rear garden, driveway with further parking area that would suit a caravan and also a detached garage.

ACCOMMODATION

Entrance Hall:

Built in airing cupboard.

Sitting Room:

17' x 11' (5.18m x 3.35m)

Kitchen/Breakfast Room:

11' x 9'5" (3.35m x 2.87m) Space and point for cooker, fitted extractor hood, space and plumbing for dishwasher, space for fridge, fitted breakfast bar.

Bedroom 1:

12'8" x 12' (3.86m x 3.66m)

Bedroom 2:

11' x 10' (3.35m x 3.05m) Fitted wardrobes and cupboards.

Bathroom:

6'5" x 5'6" (1.96m x 1.68m) Comprising bath with shower attachment, wash hand basin, wc.

OUTSIDE

Front

Large area laid to lawn, mature plants and shrubs, pathway to front door, side access to rear garden, driveway providing off road parking.

Rear Garden:

Measures approximately 41' x 28' with further driveway area providing potential space for caravan. Variety of mature plants and shrubs, greenhouse.

Garage:

18'1" x 10'7" (5.51m x 3.23m) With up and over door, power and light, space and plumbing for washing machine.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960

Approximate Area:

64.9sqm/699sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

Band D

Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 699 sq ft / 64.9 sq m
For identification only - Not to scale



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		64	
(55-68) D			
(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). © richiecom 2024. Produced for Sparks Ellison. REF: 1165006

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