



203 Hursley Road, Chandler's Ford, SO53 1JN

£340,000

A well presented three bedroom home forming part of this popular small modern development on the edge of Hiltingbury constructed in approximately 2003. The property is conveniently placed within walking distance to Hiltingbury Schools, Hiltingbury Recreation Centre and Community Centre, together with shops on Hiltingbury Road and Ashdown Road. This delightful home also benefits from a downstairs cloakroom, good sized sitting room, spacious kitchen/dining room to the back of the property overlooking the rear garden, main bedroom with en-suite, two further bedrooms and family bathroom. There is also the benefit of a rear garden measuring approximately 35' and allocated parking.

ACCOMMODATION

Ground Floor

Entrance Vestubile:

Cloakroom:
4'11" x 3'1" (1.50 x 0.94) White suite with chrome fitments comprising wash hand basin, w.c., tiled floor.

Sitting Room:
13'10" x 11'10" (4.22 x 3.61)

Inner Hall:
Stairs to first floor.

Kitchen/Dining Room:
15'4" x 9'5" (4.67 x 2.87) Range of built in units, integrated oven and gas hob with extractor hood over, space and plumbing for further appliances, space for table and chairs, cupboard housing boiler, tiled floor, double doors to rear garden.

First Floor

Landing:
Hatch to loft space.

Bedroom 1:
10'6" x 9'8" (3.20 x 2.95) Built in wardrobe and storage cupboards.

En-Suite:
8'6" x 4'8" (2.59 x 1.42) White suite with chrome fitments comprising shower in cubicle, wash hand basin with cupboard under, w.c., tiled floor, tiled walls.

Bedroom 2:
10'5" x 8'0" (3.18 x 2.44)

Bedroom 3:
7'2" x 7'0" (2.18 x 2.13)

Bathroom:
7'11" x 5'10" (2.41 x 1.78) White suite with chrome fitments comprising bath with shower attachment, wash hand basin, w.c, tiled floor.

OUTSIDE

Front:

Area laid to shingle, paving to front door.

Rear Garden:

35'0" x 16'0" (10.67 x 4.88) Comprising paved patio area, outside tap, area laid to lawn, garden shed, gate providing rear pedestrian access.

Parking:

There is one allocated parking space for No.203 situated in the car parking area to the front of the property.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
2003

Approximate Area:
800sqft/74.2sqm

Sellers Postion:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with light connected

Infant/Junior School:
Hiltingbury Infant/Junior School

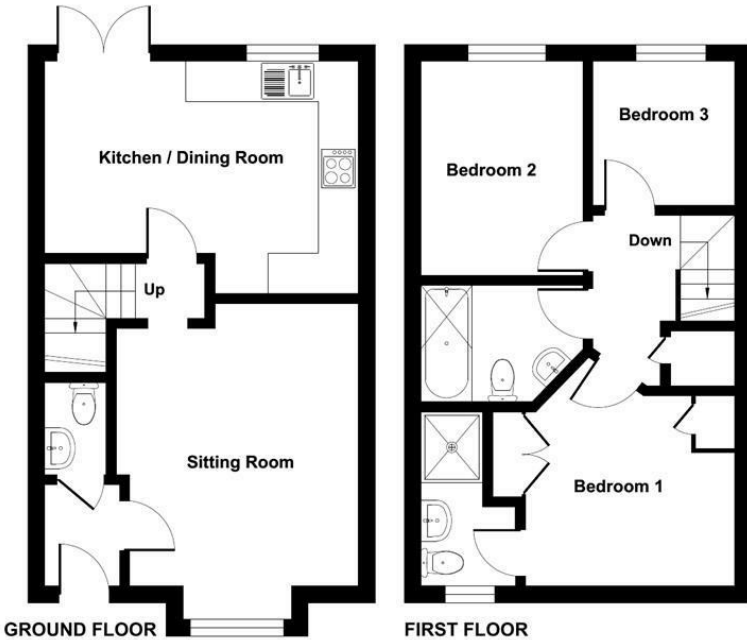
Secondary School:
Thornden Secondary School

Local Council:
Eastleigh Borough Council: 023 80 688000

Council Tax:
Band D



Ground Floor = 404 sq ft / 37.5 sq m
 First Floor = 396 sq ft / 36.7 sq m
 Total = 800 sq ft / 74.2 sq m
 For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 91 |
| (81-91) B | | 78 | |
| (69-80) C | | | |
| (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: 1166393

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