



sparky ellison

246 Bournemouth Road, Chandler's Ford, SO53 3HB

£650,000

An older style detached character home situated towards the southern end of Chandler's Ford providing convenient access to Asda Hypermarket, Southampton City Centre, Eastleigh Town Centre, the M27 and M3 motorways, mainline railway stations and Southampton International Airport. The property benefits from four good size bedrooms on the first floor whilst the ground floor benefits from three reception rooms, one of which could be utilised as a bedroom as there is a shower room attached to it, a conservatory and an 'L' shaped Kitchen/Dining room. Externally there is a large driveway providing ample off road parking along with an impressive 115' rear garden.

ACCOMMODATION

GROUND FLOOR

- Entrance Hall:**
Stairs to first floor.
- Sitting Room:**
13'11" x 11'11" (4.24m x 3.63m)
- Conservatory:**
9'5" x 9'5" (2.87m x 2.87m)
- Dining Room:**
12'11" x 10'11" plus bay (3.94m x 3.33m plus bay) Fitted log burner.
- Study:**
7'11" x 7'1" (2.41m x 2.16m)
- Shower Room:**
7'10" x 6'11" (2.39m x 2.11m) Comprising shower in cubicle, wash hand basin, wc, wall mounted boiler, tiled floor, tiled walls.
- Kitchen/Breakfast Room:**
16'5" x 15'11" max (5.00m x 4.85m max) Space for Range style cooker, fitted extractor hood, space and plumbing for dish washer, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, space for table and chairs.

- Landing:**
Access to loft space.

FIRST FLOOR

- Bedroom 1:**
14' x 11'11" (4.27m x 3.63m) Built in airing cupboard.
- Bedroom 2:**
13'3" x 9'8" to wardrobes (4.04m x 2.95m to wardrobes) Fitted wardrobes along one wall.
- Bedroom 3:**
15'1" plus entrance area x 8' max (4.60m plus entrance area x 2.44m max)
- Bedroom 4:**
8'8" x 7'8" (2.64m x 2.34m)
- Bathroom:**
6'7" x 6'2" plus recess (2.01m x 1.88m plus recess) Comprising bath with shower over, wash hand basin, wc.

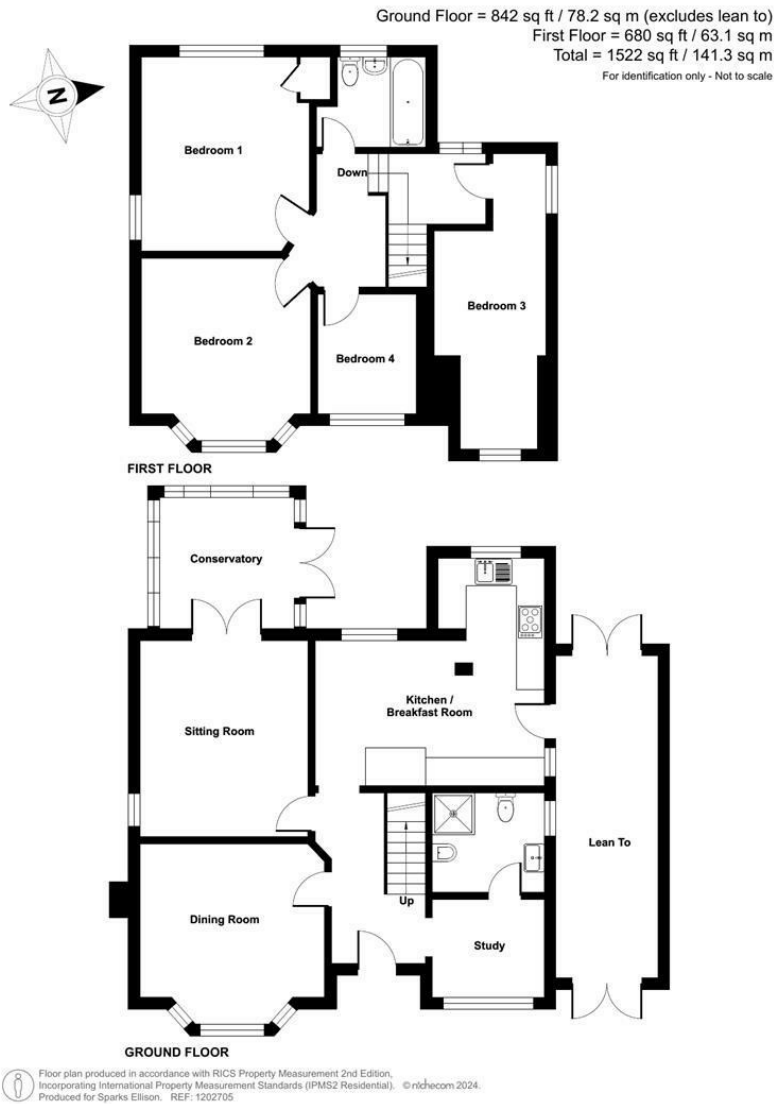
OUTSIDE

- Front:**
Large block paved driveway providing space for several vehicles, wood shed, mature bushes and trees, side access to rear garden.
- Side:**
To the right hand side of the property is a useful covered area for storage and providing access to the rear garden.
- Rear Garden:**
Measures approximately 115' x 42' and comprises paved patio area, area laid to lawn, mature trees and plants, outside tap, outside power point.

OTHER INFORMATION

- Tenure:**
Freehold
- Approximate Age:**
1930's
- Approximate Area:**
141.3sqm/1522sqft
- Sellers Position:**
Looking for forward purchase
- Heating:**
Gas central heating
- Windows:**
UPVC double glazed windows
- Loft Space:**
Partially boarded with ladder and light connected
- Infant/Junior School:**
St Francis Primary School
- Secondary School:**
Toynbee Secondary School
- Council Tax:**
Band F
- Local Council:**
Eastleigh Borough Council - 02380 688000

Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

