



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

£695,000

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, a conservatory, 'L' shaped Kitchen/Dining room and a shower 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:

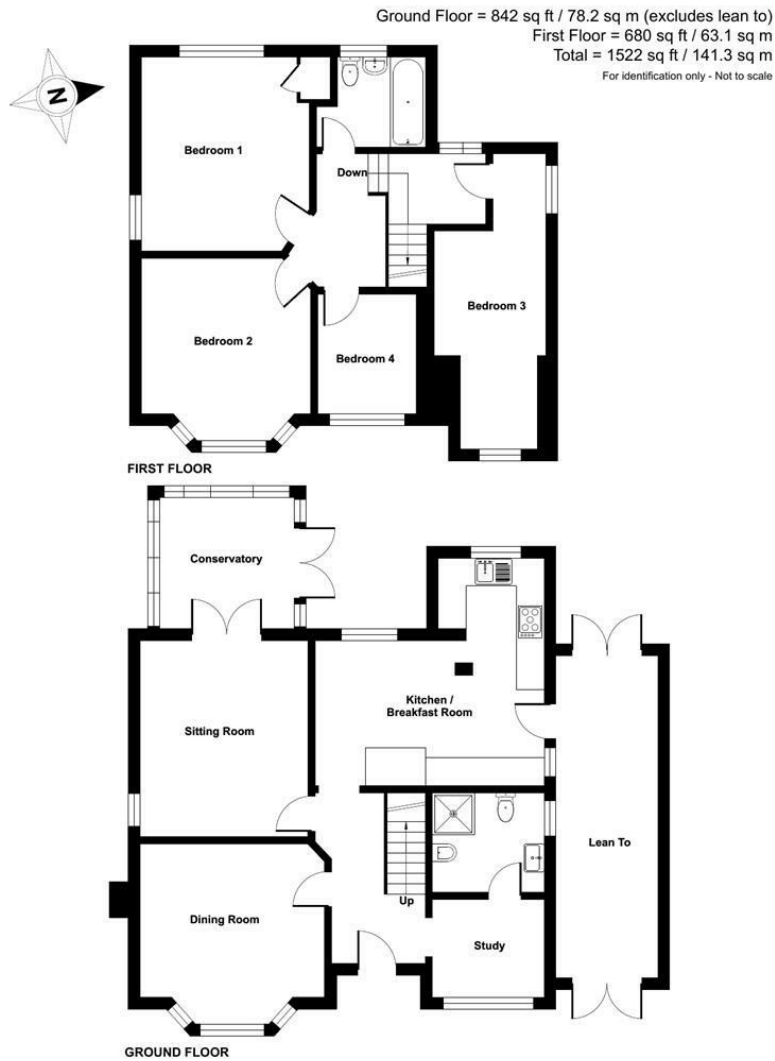
Toynbee Secondary School

#### Council Tax:

Band F

#### Local Council:

Eastleigh Borough Council - 02380 688000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	80
(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	

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