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For Sale
01235 551100 sparksellison.co.uk



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11 Bodycoats Road, Chandler's Ford, SO53 2GY

£350,000

1950's three bedroom detached bungalow conveniently situated within walking distance to the centre of Chandler's Ford, Chandler's Ford railway station and bus services to Southampton and Winchester. The property is offered for sale with no forward chain and would benefit from updating and modernisation. To the front of the property is a good size block paved driveway affording parking for several vehicles and to the rear a garage and rear garden affording pleasant south westerly aspect.

ACCOMMODATION

Entrance Porch:

Reception Hall:
Hatch to loft space, storage cupboard.

Sitting Room:
13' x 12'8" (3.96m x 3.86m)

Sun Room:
10'7" x 10'6" (3.23m x 3.20m) Radiators, door to rear garden.

Kitchen:
11' x 7'2" (3.35m x 2.18m) Range of units, space and plumbing for appliances, boiler, door to outside.

Bedroom 1:
12' x 10'6" (3.66m x 3.20m) Built in wardrobe.

Bedroom 2:
9'8" x 8'9" (2.95m x 2.67m)

Bedroom 3:
9' x 6'7" (2.74m x 2.01m) Built in storage.

Bathroom:
7'10" x 4'5" (2.39m x 1.35m) Suite comprising bath, wash basin, w.c.

OUTSIDE

Front:
To the front of the property is a good size block paved driveway affording parking for several vehicles. The gate leads to the side of the property with driveway to garage and access to rear garden.

Rear Garden:
Approximately 53ft in length enjoying a pleasant south westerly aspect. The rear garden is mainly gravelled and enclosed by fencing.

Garage:
19'2" x 8'1" (5.84m x 2.46m) Light and power.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1954

Approximate Area:
88.2sqm/950sqft (Including garage)

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Loose boarding, light connected

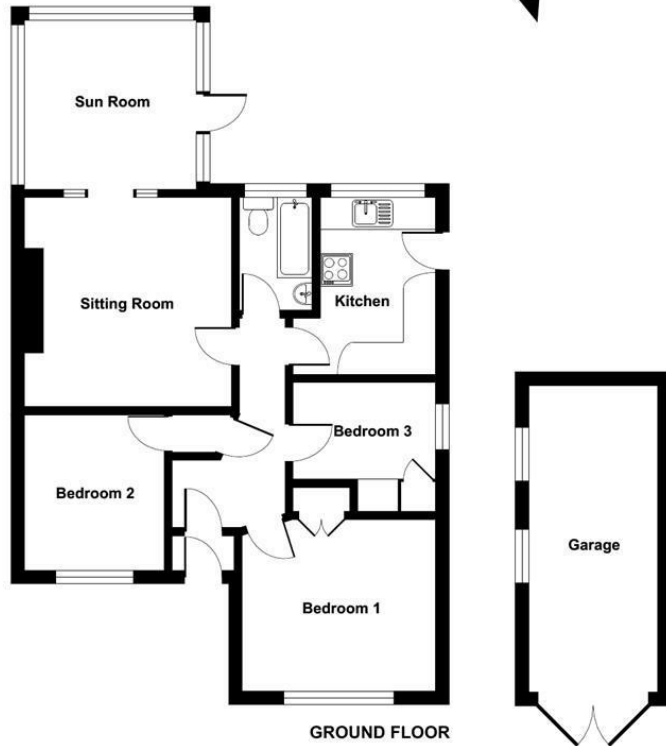
Infant/Junior School:
Fryern Infant/Junior School

Secondary School:
Toynbee Secondary School

Council Tax:
Band D

Local Council:
Eastleigh Borough Council - 02380 688000

Ground Floor = 798 sq ft / 74.1 sq m
 Garage = 152 sq ft / 14.1 sq m
 Total = 950 sq ft / 88.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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