



13 Monmouth Close, Chandler's Ford, SO53 4SY

£369,950

A delightful two bedroom semi-detached bungalow affording a host of wonderful attributes to include a re-fitted shower room, re-fitted kitchen, Sharps wardrobes fitted to the main bedroom and a garage which is currently set up as a storage room and useful utility room. A particular highlight of this property is the well established rear garden which measures approximately 65' in length with a very pleasant outlook over a mature copse. A pathway in Monmouth Close leads to pleasant walks as well as Chandler's Ford railway station, shops and amenities on Hursley Road, as well as further shopping on Pilgrims Close on Valley Park.

ACCOMMODATION

Entrance Hall:

Sitting Room:

17'9" x 10'3" (5.41m x 3.12m) Fireplace with electric fire, patio doors to conservatory.

Conservatory:

11'10" x 9' (3.61m x 2.74m) Doors to outside.

Kitchen:

9'1" x 7'1" (2.77m x 2.16m) Re-fitted range of modern shaker style grey units, electric oven, induction hob, carousel unit, double bin storage, space for fridge/freezer, boiler.

Bedroom 1:

14' x 9" (4.27m x 2.74m) Range of Sharps fitted wardrobes.

Bedroom 2:

8'4" x 7'1" (2.54m x 2.16m) Built in wardrobe and airing cupboard.

Shower Room:

7'2" x 6' (2.18m x 1.83) Re-fitted modern white suite comprising walk in shower with glazed screen, wash basin with cupboard under, wc, tiled floor.

OUTSIDE

Front:

To the front of the property is a driveway affording off street parking and covered carport together with side gate to rear garden.

Rear Garden:

A particularly attractive feature of the property measuring approximately 65' in length. Adjoining the rear of the property is a paved patio leading onto a lawned area and well stocked brooders enclosed by fencing, two garden sheds, green house.

Garage:

The garage has been divided to create a storage area to the front measuring approximately 9'2" x 8'2" (2.79m x 2.49m) and to the rear a utility room measuring approximately 7'10" x 7'7" (2.39m x 2.31m) fitted with a range of units and space and plumbing for appliances.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980's

Approximate Area:

686sqft/63.7sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

St Francis C of E School

Secondary School:

Toynbee Secondary School

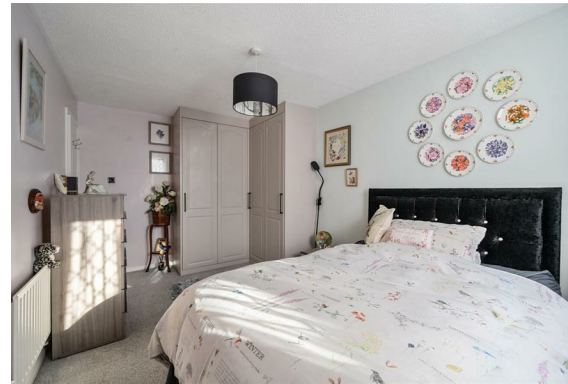
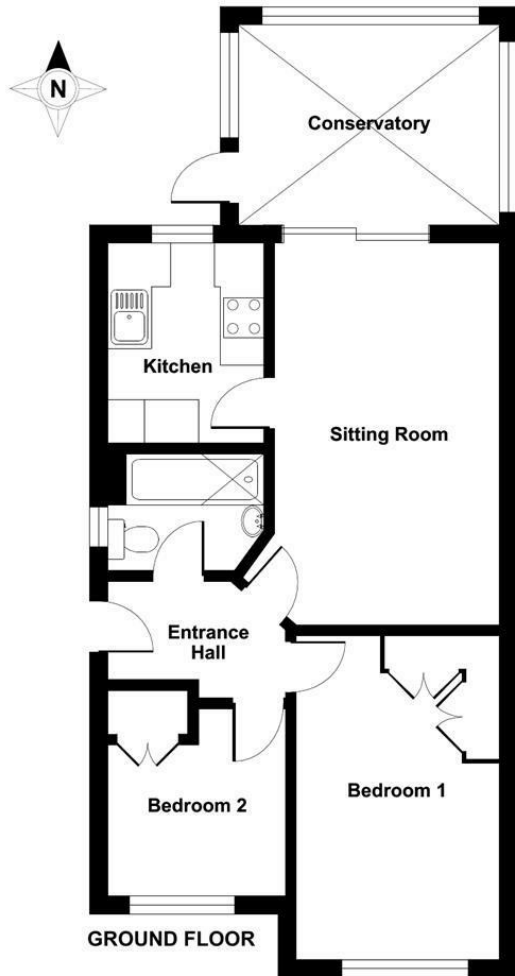
Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band C

Ground Floor = 686 sq ft / 63.7 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(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). © richcom 2024. Produced for Sparks Ellison. REF: 706506

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.



