



23 Shaftesbury Avenue, Chandler's Ford, SO53 3BR

£435,000

A delightful 1920's detached bungalow pleasantly situated towards the southern end of Chandler's Ford. A particularly attractive feature of this home is the rear garden which measures approximately 100' x 49' with the bungalow itself providing good accommodation that would benefit from some updating and modernisation. Subject to the normal consents the property could also lend itself to a first-floor extension to create a substantial family house. The convenient location is within walking distance to bus services to Southampton and Winchester and easy access can be gained to the centre of Chandler's Ford together with the M3 and M27 motorway links.

ACCOMMODATION

Entrance Hall:

Sitting Room:

15'8" x 14'3" x 12'6" (4.78m x 4.34m x 3.81m) Double doors to rear garden, fireplace with electric fire, step up to dining room.

Dining Room:

11'6" x 10' (3.51m x 3.05m)

Kitchen:

12'10" x 11'4" (3.91m x 3.45m) (Maximum) Range of units, gas oven and hob with extractor hood over, integrated fridge/freezer, boiler, tiled floor, airing cupboard, door to rear garden:

Bedroom 1:

12'7" x 11'7" (3.84m x 3.53m) Built in wardrobes.

En-Suite:

5'10" x 5'2" (1.78m x 1.57m) Wet room style with shower area.

Bedroom 2:

13' x 10' (3.96m x 3.05m)

Bedroom 3:

9'4" x 8'9" (2.84m x 2.67m)

Cloakroom:

6'2" x 5'5" (1.88m x 1.65m) Suite comprising wash basin, wc, hatch to loft space.

OUTSIDE

Front:

To the front and side of the property is a driveway that affords off street parking and leads to the garage and rear garden. The remainder of the front garden is lawned and enclosed by hedging.

Rear Garden:

A particularly attractive feature of the property measuring approximately 100' x 49' encompassing a large lawned area surrounded by planted borders and enclosed by fencing.

Garage:

20' x 10' (6.10m x 3.05m)

OTHER INFORMATION

Tenure:

Feehold

Approximate Age:

Circa 1920's

Approximate Area:

954sqft/88.6sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

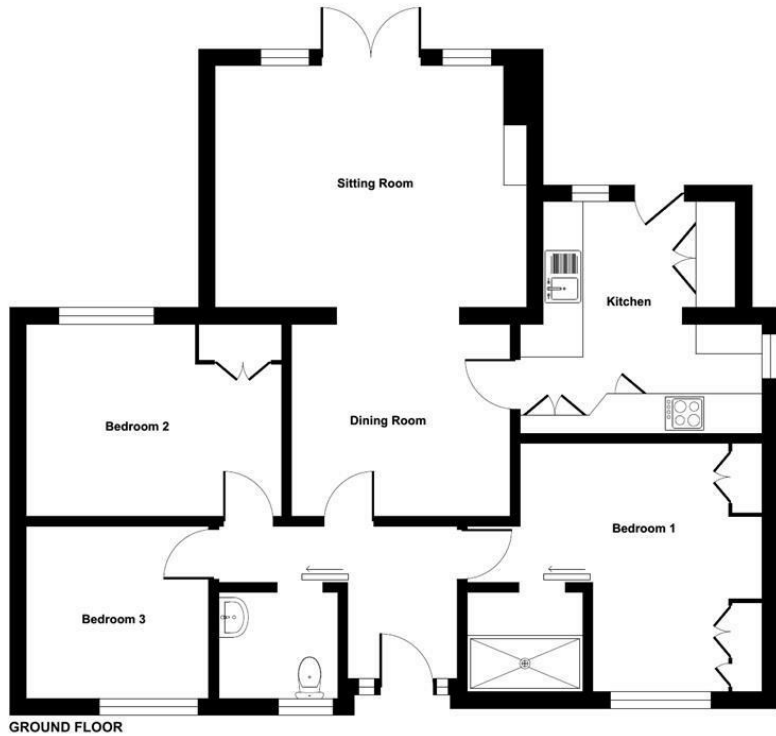
Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band D

Ground Floor = 954 sq ft / 88.6 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2024. Produced for Sparks Ellison. REF: 1218968



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		63	
(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	

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