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For Sale
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sparks ellison

217 Bodycoats Road, Chandler's Ford, SO53 2JA

£450,000

A particularly impressive four bedroom semi-detached home affording spacious well proportioned accommodation. On the ground floor this commences with an 18'2" reception hall, sitting room, 17'4" re-fitted kitchen, separate utility/cloakroom and dining room leading through to conservatory. On the first floor are 4 generous bedrooms and modern fitted bathroom. To the front of the property is parking for several vehicles and to the rear is a garden measuring approximately 68' with pleasant southerly aspect and fabulous outdoor entertaining space. In addition to this a garage and workshops.

ACCOMMODATION

Ground Floor

Reception Hall:
18'2" (5.54m) Stairs to first floor with cupboard under.

Sitting Room:
15'2" x 11'4" (4.62m x 3.45m)

Kitchen:
17'4" x 10'9" (5.28m x 3.28m) Range of modern cream gloss units, space and plumbing for appliances, boiler.

Utility/Cloakroom:
8'10" x 6' (2.69m x 1.83m) Space and plumbing for appliances, wash basin, wc.

Dining Room:
10' x 8'10" (3.05m x 2.69m) Patio doors to conservatory.

Conservatory:
13'1" x 9'8" (3.99m x 2.95m) Double doors to rear garden.

First Floor

Landing:
Hatch to loft space.

Bedroom 1:
14'7" x 8' extending to 10' (4.45m x 2.44m x 3.05m)

Bedroom 2:
13'1" x 10' (3.99m x 3.05m)

Bedroom 3:
14'5" x 8' (4.39m x 2.44m)

Bedroom 4:
9'7" x 7' (2.92m x 2.13m) Built in cupboard.

Bathroom:
7'1" x 5'9" (2.16m x 1.75m) Excluding recess with shower cubicle and glazed screen, bath with central mixer tap and shower attachment, wash basin.

Separate Cloakroom:
Suite comprising wc.

OUTSIDE

Front:
To the front of the property is a good sized driveway that provides extensive parking, double gates to the side leading to the rear garden.

Rear Garden:
An attractive feature of the property measuring approximately 68' in length with a pleasant southerly aspect. Adjoining the house is a large paved terrace with covered entertaining area leading onto a lawn surrounded by hedging, walling and fencing.

Garage:
16'3" x 9'3" (4.95m x 2.82m) Light and power.

Shed:
14' x 7'4" (4.27m x 2.24m)

Store Room:
11'7" x 9'2" (3.53m x 2.79m)

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1968

Approximate Area:
136.1sqm/1466sqft

Sellers Position:
Looking for forward purchase

Heating:
GAs central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with ladder and light connected

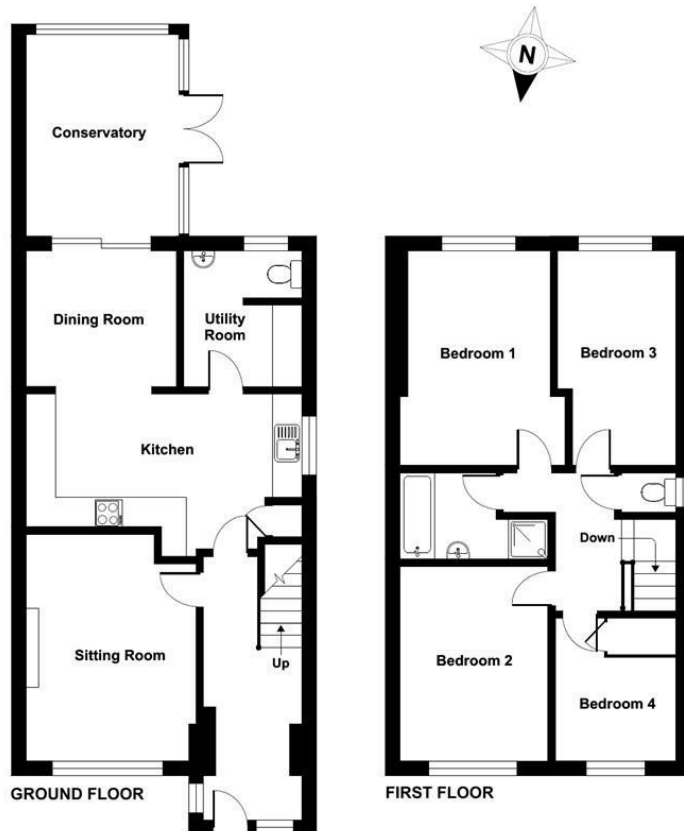
Infant/Junior School:
Fryern Infant/Junior School

Secondary School:
Toynbee Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band C

Ground Floor = 822 sq ft / 76.3 sq m
 First Floor = 644 sq ft / 59.8 sq m
 Total = 1466 sq ft / 136.1 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		81
(69-80) C		
(55-68) D	64	
(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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