



sparky ellison

114 Bodycoats Road, Chandler's Ford, SO53 2JD

£367,500

An exceptionally well presented three bedroom semi-detached home providing a host of wonderful attributes to include an 18'10" reception hall, modern fitted kitchen, separate utility room, 25'5" living/dining room, useful storage room, three good sized bedrooms and modern bathroom. The property is offered for sale with no forward chain and is conveniently placed for local schools to include Fryern and Toynbee together with the centre of Chandler's Ford and access to the M3 and M27.

ACCOMMODATION

Ground Floor

Reception Hall:

18'10" (5.74m) Stairs to first floor with cupboard under.

Living/Dining Room:

25'5" x 11'7" x 9' (7.75m x 3.53m x 2.74m) Fireplace with gas coal effect fire.

Kitchen:

9'6" x 7'9" (2.90m x 2.36m) Range of white gloss units, electric oven, gas hob with extractor hood over, integrated dishwasher, tiled floor.

Utility Room:

12' x 7' (3.66m x 2.13m) (average measurement) Space and plumbing for appliances, tiled floor, door to rear garden, boiler.

Store Room:

11'6" x 11' (3.51m x 3.35m) (Average measurment)

First Floor

Landing:

Hatch to loft space.

Bedroom 1:

13'5" x 9'8" (4.09m x 2.95m)

Bedroom 2:

11'4" x 9' (3.45m x 2.74m)

Bedroom 3:

10'6" x 7'6" (3.20m x 2.29m) Built in wardrobe.

Bathroom:

8'1" x 5'6" (2.46m x 1.68m) Modern white suite comprising bath with mixer tap, separate shower unit over, wash basin with cupboard under, wc, tiled walls.

OUTSIDE

Front:

To the front of the property is a double width driveway and adjacent slate chipping area, electric vehicle charging point.

Rear Garden:

Approximately 42'4". The rear garden has been attractively landscaped with block paved and slate chipping areas, enclosed by fencing.

Store:

12'7" x 4'9" (3.84m x 1.45m) (Garage divided into two storage areas but could be converted back to a garage)

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970

Approximate Area:

1199sqft/111.3sqm

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:

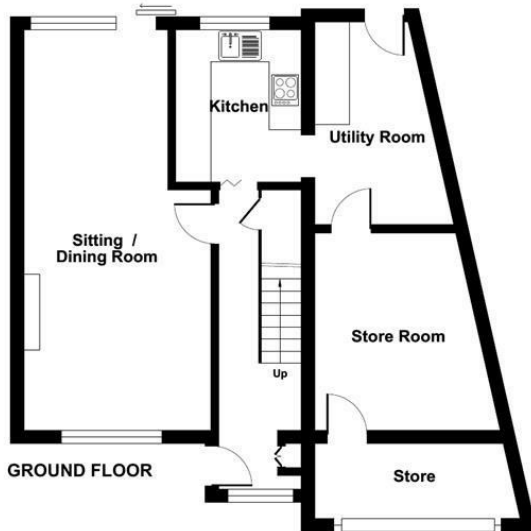
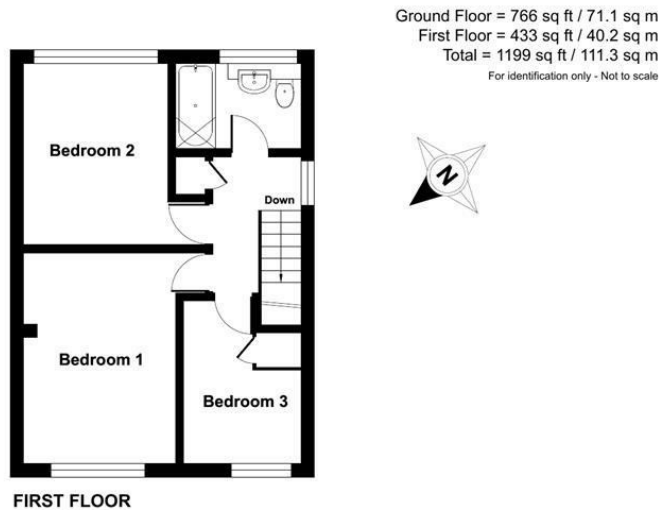
Toynbee Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band C



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Sparks Ellison. REF: 1218080



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		61
(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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