



sparks ellison

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

£375,000

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 measurement)

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

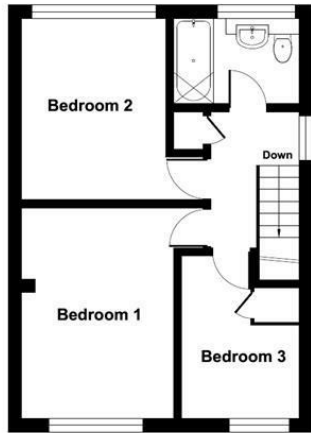
Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band C

Ground Floor = 766 sq ft / 71.1 sq m
 First Floor = 433 sq ft / 40.2 sq m
 Total = 1199 sq ft / 111.3 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchicom 2024. Produced for Sparks Ellison. REF: 1218080

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.

