



sparks ellison

48 Mead Road, Chandler's Ford, SO53 2EZ

£400,000

Conveniently situated in the centre of Chandler’s Ford and within walking distance to the two main shopping centres and bus services to Southampton and Winchester lies this two-bedroom detached bungalow set within an outstanding plot. The property would benefit from extensive updating and modernisation throughout and also lends itself to extending to both the side and rear to create a larger property subject to the normal planning consents. The overall plot measures approximately 0.16 of an acre with a maximum measurement of 154 ft x 60 ft (irregular shape).

ACCOMMODATION

Reception Hall:

Hatch to loft space, storage cupboard.

Sitting Room:

21'6" x 11' (6.55m x 3.35m) Fireplace, patio doors to rear garden.

Kitchen/Dining Room:

15'4" x 9'6" (4.67m x 2.90m) Range of units, space and plumbing for appliances, boiler, door to rear garden.

Bedroom 1:

12' x 11' (3.66m x 3.35m)

Bedroom 2:

11' x 11'10" (3.61m x 3.35m)

Bathroom:

Suite comprising bath with mixer tap and shower attachment, wash basin, WC.

OUTSIDE

The total plot extends to approximately 0.16 of an acre and represents a magnificent feature of this property. The total plot measurement is 154 ft x 60 ft representing the maximum as it is an irregular shape.

Front:

The front of the property provides an opportunity for ample parking and a good width plot between the bungalow and the boundary provides plenty of scope for extending or a double garage.

Rear Garden:

The rear garden enjoys a pleasant westerly aspect

Detached Garage:

Single garage to the side.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1955

Approximate Area:

764sqft/71sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

Band D

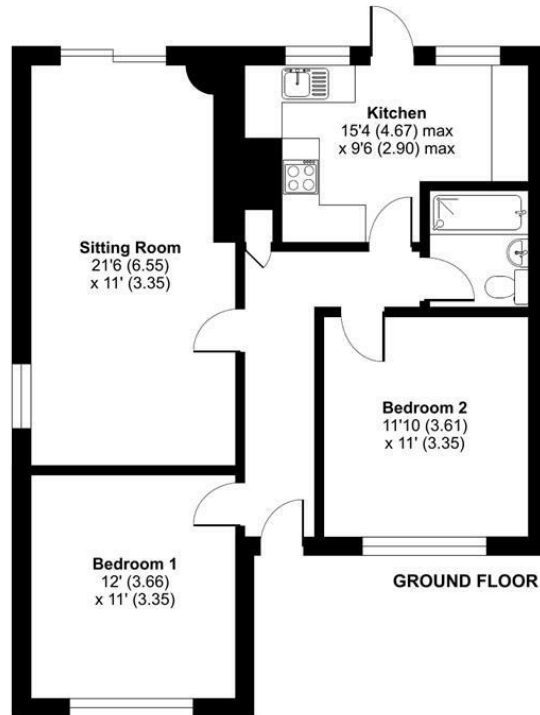
Local Council:

Eastleigh Borough Council - 02380 688000

Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 764 sq ft / 71 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		80
(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	

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Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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