



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

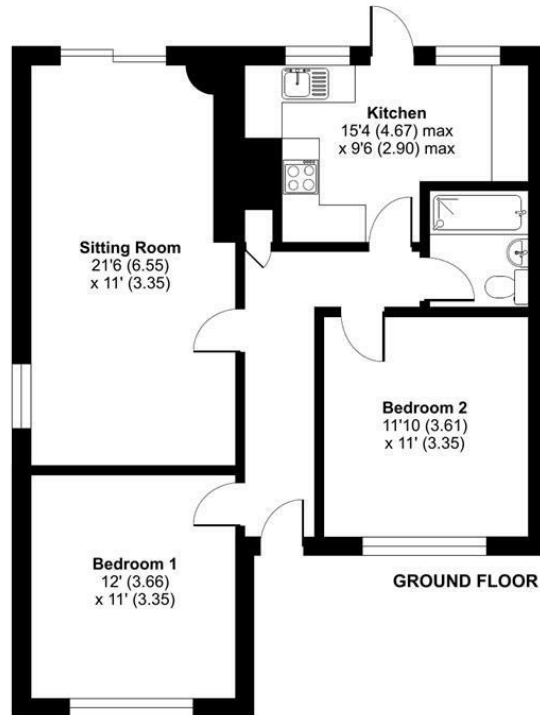
**Secondary School:**  
Toynbee Secondary School

**Council Tax:**  
Band D

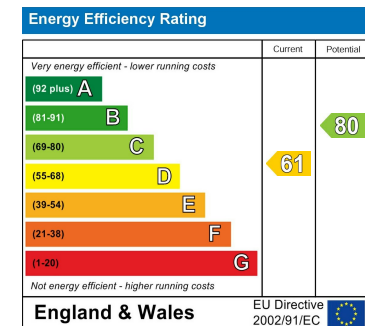
**Local Council:**  
Eastleigh Borough Council - 02380 688000

**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



GROUND FLOOR



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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.





