



sparks ellison

259 Leigh Road, Chandler's Ford, SO53 3AX

£350,000

Conveniently positioned on Leigh Road, this delightful semi-detached 1950's home offers a wonderful opportunity for those seeking a characterful home with ample potential. With two well-proportioned bedrooms, a large kitchen, modern family bathroom and a comfortable reception room, this property is perfect for a multitude of buyers. The house is also set on a large plot, providing plenty of outdoor space to the front and rear. The property is situated close to major transport links, including the motorway, Eastleigh train station, Southampton Airport Parkway, Southampton Airport and a long list of amenities within Chandler's Ford and neighbouring Eastleigh.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to the first floor, under stairs cupboard housing combination boiler.

Sitting Room:
14'1" x 13' (4.28m x 3.95m) Log burner and double doors to rear garden.

Kitchen/Dining Room:
12'11" x 12'2" (3.93m x 3.72m) Range of units, space for cooker, space for dishwasher, space for large fridge freezer, space for dining table and chairs.

Conservatory:
11'7" x 5'2" (3.52m x 1.58m) Currently used as a utility area.

Bathroom:
White suite comprising, basin with storage under, bath with shower over. WC, additional fitted storage overhead.

FIRST FLOOR

Landing:
Hatch to loft space.

Bedroom 1:
13'4" x 12'8" (4.06m x 3.86m) Fitted wardrobe, access to eaves.

Bedroom 2:
12'2" x 10' (3.71m x 3.05m) Built in wardrobe, access to eaves.

OUTSIDE

Front:
Driveway leading to garage, gravelled area, side access to rear of property.

Rear Garden:
Approximate 37'10 x 39'11. With decking area, new Keter shed, steps up to area laid to lawn, concrete shed and greenhouse included.

Garage:

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1952

Approximate Area:
82.9sqm/892sqft

Sellers Position:
Have found property to purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

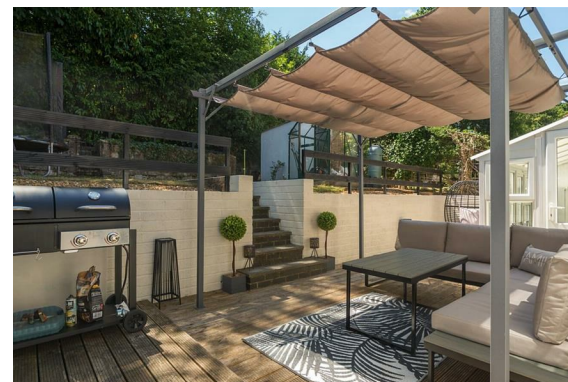
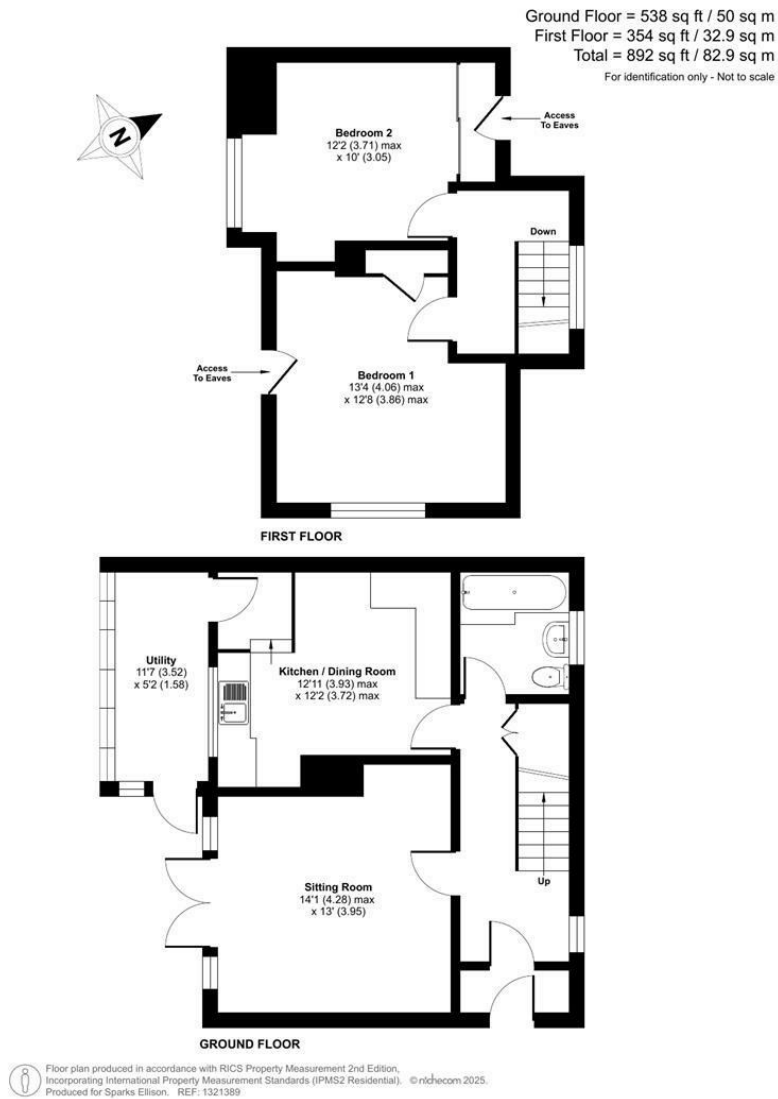
Infant/Junior School:
Nightingale Primary School

Secondary School:
Crestwood Community School

Council Tax:
Band B

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.



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