



sparks ellison

87 Bournemouth Road, Chandler's Ford, SO53 3AP

£260,000

A modern two-bedroom terraced house that presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. Upon entering, you will find a welcoming sitting and dining room that provides great space for relaxation and entertaining. The kitchen opens directly onto a delightful 43-foot rear garden, ideal for outdoor gatherings or simply enjoying a quiet moment in the fresh air. This property also benefits from parking to the front, adding to the convenience of modern living. Its prime location offers easy access to the vibrant central amenities of Chandler's Ford, as well as the bustling town of Eastleigh and the city of Southampton. For those who commute, the excellent transport links via the M3 and M27 motorways, alongside nearby mainline railway stations and an international airport, make this home a practical choice for busy professionals. The property is offered for sale with no onward chain.

ACCOMMODATION

GROUND FLOOR

Sitting/Dining Room:
17'3" x 11'9" (5.26m x 3.57m) Stairs to first floor.

Kitchen:
11'8" x 7' (3.55m x 2.14m) Built-in oven, built-in electric hob, space for fridge freezer, space and plumbing for washing machine.

FIRST FLOOR

Landing:
Access to loft space.

Bedroom 1:
13' x 11'9" (3.97m x 3.58m) Built-in wardrobe, built-in airing cupboard.

Bedroom 2:
11'4" x 6'8" (3.46m x 2.04m)

Bathroom:
Comprising bath with shower over, wash hand basin, WC, tiled floor, tiled walls.

OUTSIDE

Front:
Area laid to lawn, shingle bed, pathway to front door.

Rear Garden:
Measures approximately 43' x 13' Area laid to timber deck, area laid to lawn, paved patio area, area laid to shingle.

Parking:
There is allocated parking at the front of the property. This is the middle of three parking spaces on the right as you enter the development. There are also 2 shared parking spaces between the four properties.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1988/1990

Approximate Area:
580sqft/53.8sqm

Sellers Position:
No forward chain

Heating:
Electric storage heaters

Windows:
UPVC double glazed windows

Infant/Junior School:
Fryern Infant/Junior School

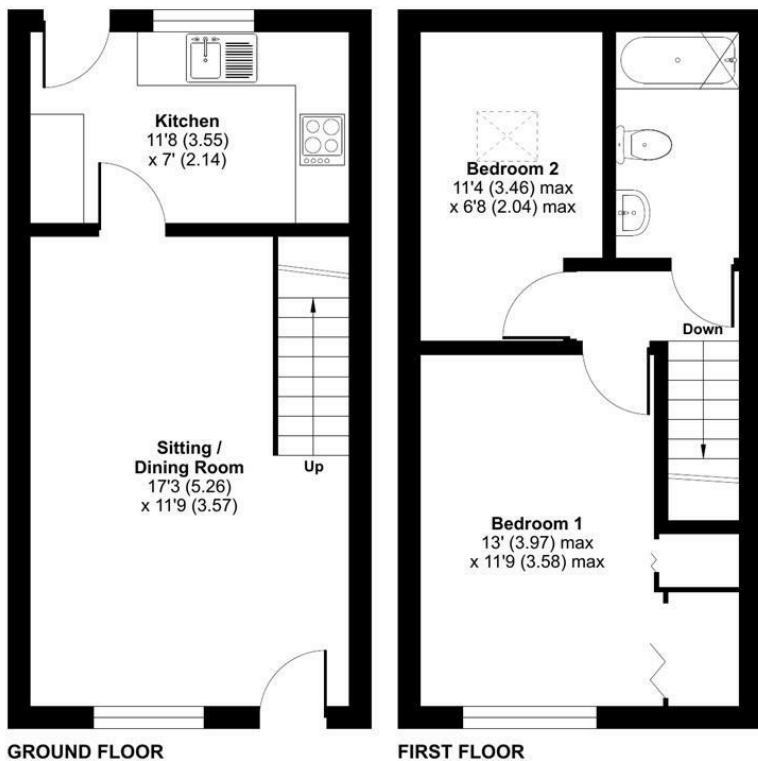
Secondary School:
Toynbee Secondary School

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.

Ground Floor = 290 sq ft / 26.9 sq m
 First Floor = 290 sq ft / 26.9 sq m
 Total = 580 sq ft / 53.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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