



sparks ellison

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

£375,000

Located on Bodycoats Road, this delightful semi-detached family home benefits from three well-proportioned bedrooms along with an open plan kitchen/breakfast room and sitting/dining room. One of the standout features of this property is its generous 56' rear garden, providing ample outdoor space. Additionally, the property benefits from a driveway and garage, offering secure parking and extra storage options. Its prime location near the centre of Chandler's Ford means that residents can easily access local amenities, schools, and transport links, making daily life both practical and enjoyable. Offered for sale with no forward chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to upsize, this semi-detached house is a wonderful opportunity not to be missed.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor.

Sitting/Dining Room:

25'1" x 11'7" (7.64m x 3.53m)

Kitchen/Breakfast Room:

9' x 7'10" (2.75m x 2.40m) Built in oven, built in electric hob, integrated fridge freezer, integrated dishwasher, breakfast bar.

FIRST FLOOR

Bedroom 1:

13'5" x 9'9" (4.10m x 2.96m)

Bedroom 2:

11'4" x 11'4" (3.46m x 3.45m) Built in wardrobe.

Bedroom 3:

10'9" x 5'9" (3.28m x 2.18m) Built in airing cupboard housing boiler.

Bathroom:

Comprising bath with mixer tap and shower attachment, wash hand basin with drawer under, WC.

OUTSIDE

Front:

Comprising block paved driveway providing off road parking.

Rear Garden:

Measures approximately 56' x 27' and comprises paved patio area, outside tap, area laid to lawn, mature tree.

Garage:

17'1" x 8'6" (5.21m x 2.58) With up and over door, power and light.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960's

Approximate Area:

96sqm/1035sqft (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

Band C

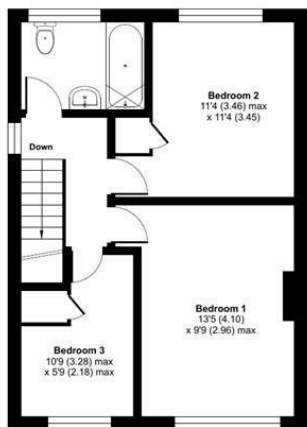
Local Council:

Eastleigh Borough Council - 02380 688000

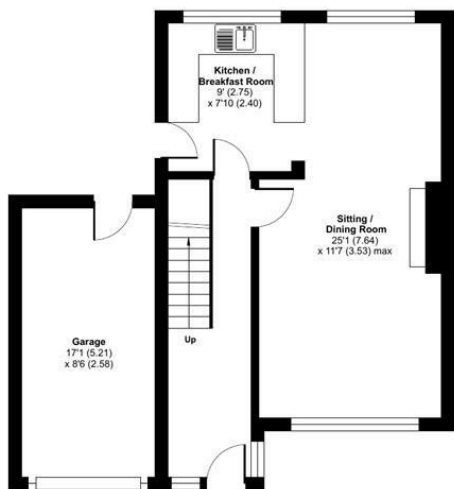
Agents Note:

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 = 455 sq ft / 42.2 sq m
 First Floor = 435 sq ft / 40.4 sq m
 Garage = 145 sq ft / 13.4 sq m
 Total = 1035 sq ft / 96 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			
(81-91) B			
(69-80) C		71	77
(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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1363525

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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.

