



26 Monmouth Close, Chandler's Ford, SO53 4SY

£335,000

A modern two bedroom semi detached bungalow situated in a sought-after cul-de-sac within the Valley Park development. The location offers excellent local amenities including a Tesco Local, health practices, public house, schools, Knightwood Leisure Centre, and numerous woodland walks. The bungalow provides well proportioned accommodation, enhanced by a conservatory, and benefits from an enclosed rear garden, driveway parking, and a garage. The property is offered for sale with no onward chain.

ACCOMMODATION

Entrance Hall:

Sitting Room:
17'8" x 10'3" (5.38m x 3.12m)

Kitchen:
9'1" x 7'2" (2.77m x 2.18m) Built in oven, built in gas hob, fitted extractor hood, space and plumbing for washing machine, space for side-by-side fridge freezer.

Conservatory:
15' x 7'11" (4.57m x 2.41m)

Bedroom 1:
14'8" x 9'1" (4.47m x 2.77m)

Bedroom 2:
8'4" x 7' (2.54m x 2.13m) Built-in cupboard, built-in wardrobe.

Bathroom:
7'2" x 5'9" (2.18m x 1.75m) Comprising walk in shower, wash hand basin, wc.

OUTSIDE

Front:
Area laid to lawn, planted beds, pathway to front door and side access to rear garden.

Rear Garden:
Measures approximately 22' x 12' and comprises paved patio area, area laid to lawn, planted beds, outside tap.

Garage:
17'5" x 8'2" (5.31m x 2.49m) With up and over door, power and light. There is also a driveway providing off-road parking.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980's

Approximate Area:
65.7sqm/707sqft

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
St Francis Primary School

Secondary School:
Toynbee Secondary School

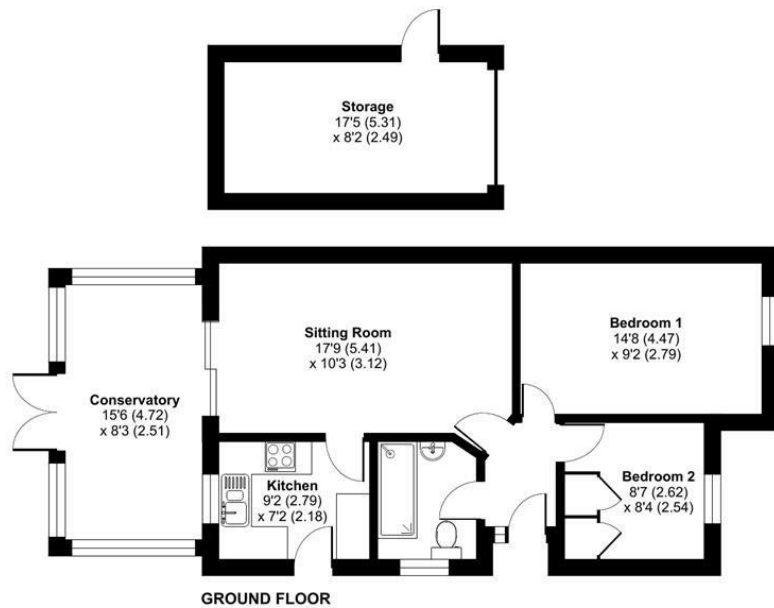
Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band C

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 = 697 sq ft / 64.7sq m
Storage = 142 sq ft / 13.2 sq m
Total = 849 sq ft / 78.9 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		87
(69-80) C	71	
(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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Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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