



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

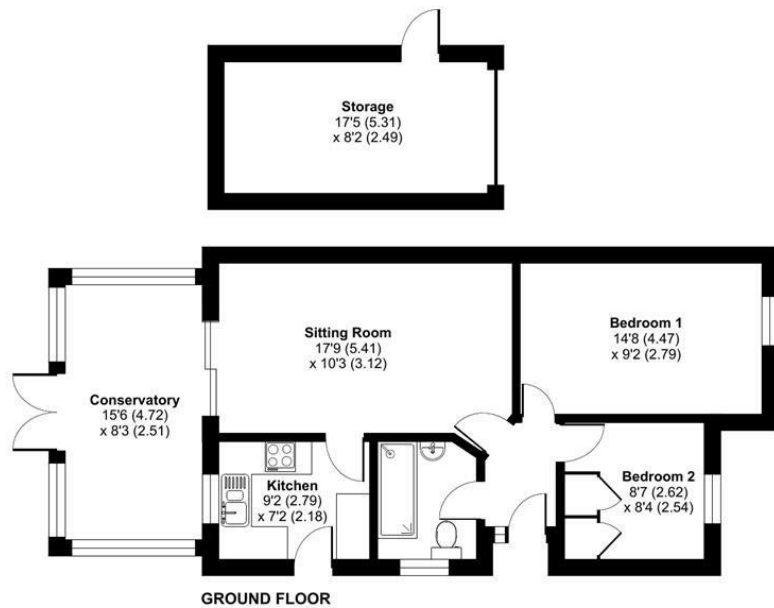
Local Council:  
Eastleigh Borough Council - 02380 688000

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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | 87        |
| (69-80) <b>C</b>                            | 71                         |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

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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.



