



23 Bodycoats Road, Chandler's Ford, SO53 2HA

£375,000

Located in the heart of Chandler's Ford on Bodycoats Road, this charming detached bungalow offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or those seeking a peaceful retirement retreat. The bungalow features a welcoming sitting room equipped with air conditioning, ensuring a pleasant atmosphere throughout the warmer months. The property has been thoughtfully updated, boasting a refitted shower room and cloakroom that enhance its modern appeal. One of the standout features of this home is the south-facing rear garden, which provides a sunny outdoor space perfect for gardening, relaxation, or enjoying al fresco dining. Additionally, the property benefits from off-street parking for two cars, offering convenience and peace of mind. Situated in a convenient central location, residents will find easy access to a variety of local shops, as well as bus services that connect to Southampton and Winchester. Essential amenities such as doctors and dentists are also within close proximity, making this an ideal location for everyday living. This bungalow presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after area. With its appealing features and prime location, it is sure to attract interest from a range of buyers. Do not miss the chance to make this delightful property your new home.

ACCOMMODATION

- Open porch:**
Front door to
- Reception hall:**
- Sitting room:**
15'1" x 11'11" (4.59m x 3.63m) A triple aspect room, fireplace with electric fire, air conditioning unit.
- Kitchen:**
13'1" x 9'2" (4.00m x 2.80m) Range of units, space and plumbing for appliances, boiler, door to
- Garden Room:**
11'1" x 7'7" (3.38m x 2.31m) Electric heater, door to rear garden.
- Bedroom 1:**
11'11" x 11'2" (3.63m x 3.40m) Fitted wardrobe and cupboard.
- Bedroom 2:**
11'10" x 7'2" (3.61m x 2.18m) Built in cupboard, dual aspect windows.
- Shower room:**
Refitted modern suite comprising corner shower cubicle, wash basin, WC.
- Cloakroom:**
Refitted WC.

OUTSIDE

- Front:**
The property occupies an attractive corner plot. To the front are planted borders and lawn area leading around to the side with pathway to front door.
- Rear garden:**
The rear garden enjoys a pleasant southerly aspect and has been landscaped with artificial grass areas and pergola. Flower and shrub borders, enclosed by fencing, timber summer house.
- Parking:**
To the rear of the property are two off street parking spaces and electric car charging point.

OTHER INFORMATION

- Tenure:**
Leasehold
- Term of Lease:**
999-year lease from 1953
- Ground Rent:**
£10 per annum
- Approximate Age:**
1953
- Approximate Area:**
732 sq ft / 68 sq m
- Sellers Position:**
Purchasing a property with no forward chain
- Heating:**
Gas central heating
- Windows:**
UPVC Double glazing
- Loft Space:**
Boarded with light connected and ladder connected
- Infant/Junior School:**
Fryern Infant School / Fryern Junior School
- Secondary School:**
The Toynbee School
- Local Council:**
Eastleigh Borough Council - 02380 688000
- Council Tax:**
Band D
- 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 = 732 sq ft / 68 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		
(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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