



sparks ellison

28 Bodycoats Road, Chandler's Ford, SO53 2GX

£450,000

A beautifully presented three bedroom detached bungalow situated on Bodycoats Road, Chandler’s Ford. The property offers spacious and well-proportioned accommodation throughout, ideal for a range of buyers. The accommodation comprises a stylish, modern interior with a bright and airy feel, three generous bedrooms, and a contemporary bathroom. Both the kitchen and bathroom have been refitted, and the property has been finished to a high standard throughout, creating a comfortable and turnkey home. The layout provides versatile living space suited to both everyday living and entertaining. Externally, the property benefits from a driveway providing off-road parking whilst to the rear there is a private garden with a decking that captures the evening sun. It is conveniently located within easy reach of local amenities and within walking distance of the Number 1 bus route, offering excellent transport links. A fantastic opportunity to acquire a high quality home in a sought after location.

ACCOMMODATION

Entrance hallway:
Built-in storage cupboard.

Living room:
13'0" x 12'8" (3.95m x 3.85m) Log burner and double doors into conservatory.

Kitchen:
12'4" x 11'9" (3.77m x 3.59m) Range of units including induction hob, dishwasher, washing machine and space for fridge freezer and tumble dryer.

Conservatory:
10'4" x 9'11" (3.16m x 3.02m) Completed in 2016 and French doors onto rear garden.

Bedroom 1:
12'6" x 11'11" (3.80m x 3.62m)

Bedroom 2:
9'8" x 8'6" (2.95m x 2.60m) Built in cupboard.

Bedroom 3:
8'11" x 6'3" (2.72m x 1.91m) Built-in wardrobes.

Bathroom:
Modern suite comprising bath with shower over, WC and wash basin with cupboard under.

OUTSIDE

Front:
Brick pave driveway, lawn area and path to the front door, lawn space.

Rear:
Patio area with flower bedding and steps to lawn area and decking at the rear. Wooden shed and wooden workshop which measures: 14'8" x 9'9" (4.47m x 2.97m)

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1950's

Approximate Area:
966 sq ft / 89.6 sq m

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with connected light and connected ladder

Infant/Junior School:
Fryern Infant School / Fryern Junior School

Secondary School:
The Toynbee School

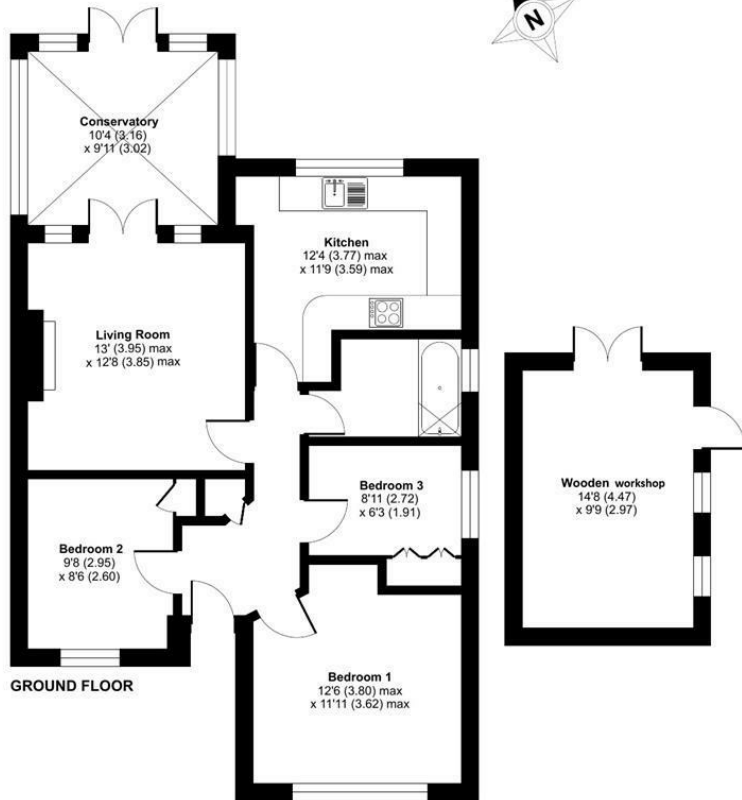
Local Council:
Eastleigh Borough Council - 02380 688000

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 = 823 sq ft / 76.4 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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