



sparks ellison

# 218 Hursley Road, Chandler's Ford, SO53 1JS

£420,000

Located on a service road set back from Hursley Road, close to the centre of Chandler's Ford, this stunning semi-detached bungalow is a true gem. Having undergone complete modernisation in 2021, the property is presented to an exceptionally high standard, making it an ideal choice for those seeking a contemporary home to move straight into. Upon entering, you will be greeted by an inviting open plan living and dining space, perfect for both relaxation and entertaining. The modern kitchen is well-equipped, offering a stylish and functional area for culinary pursuits. The bungalow features two comfortable bedrooms, providing ample space for rest and privacy. The contemporary shower room adds to the overall appeal, ensuring convenience and comfort. Outside, the property boasts a delightful landscaped rear garden with a westerly aspect, allowing for plenty of sunlight throughout the day. This outdoor space is perfect for enjoying warm afternoons and evenings or hosting gatherings with family and friends. Additionally, the property benefits from a driveway and garage, providing secure parking and extra storage options. With no forward chain, this bungalow is ready for you to move in and make it your own. Whether you are a first-time buyer, downsizing, or looking for a peaceful retreat, this property offers a wonderful opportunity to enjoy modern living in a desirable location.

## ACCOMMODATION

### Entrance hall:

Hatch to loft space.

### Sitting room:

14'6" x 12'0" (4.43m x 3.66m) Fireplace with electric fire.

### Dining area:

8'8" x 8'7" (2.66m x 2.63m) Double doors to rear garden, skylight.

### Kitchen:

11'3" x 9'2" (3.45m x 2.8m) Modern range of grey shaker style units incorporating breakfast bar, built in electric oven, electric hob with extractor hood over, space and plumbing for dishwasher and upright fridge freezer.

### Utility room:

5'9" x 5'1" (1.77m x 1.56m) Large utility storage cupboard housing boiler, space and plumbing for appliances.

### Bedroom 1:

13'3" x 10'7" max (4.05m x 3.23m max) Fitted wardrobes and drawer units.

### Bedroom 2:

8'10" x 8'2" (2.7m x 2.49m)

### Shower room:

6'9" x 6'3" (2.08m x 1.92m) Modern suite comprising double width shower cubicle with glazed screen, wash basin with cupboard under WC.

## OUTSIDE

### Front:

To the front of the property is a circular paved patio with an area of artificial grass surrounding and planted border. To the side of the property is a driveway affording off street parking leading to the garage and side gate to rear garden.

### Rear:

The rear garden measures approximately 48ft x 27ft and enjoys a pleasant westerly aspect. The gardens have been landscaped to form patio areas, ideal for outside entertaining, together with an area of artificial grass and planted borders enclosed by fencing. Greenhouse. Garden shed.

### Garage:

Electric door to the front, light and power, door to the rear garden.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1950's

### Approximate Area:

66.1sq m / 712 sq ft

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Loft Space:

Partially boarded with ladder & light connected

### Infant/Junior School:

Hiltingbury Infant School / Hiltingbury Junior School

### Secondary School:

Thornden School

### Local Council:

Eastleigh Borough Council - 02380 688000

### Council Tax:

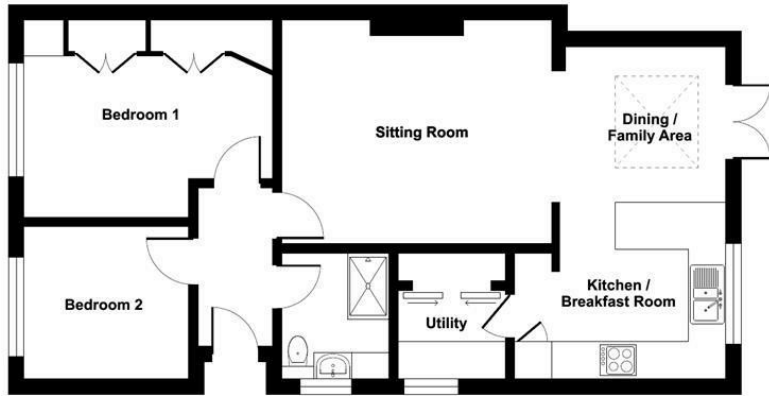
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### Agents Note:

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.



Approximate Area = 712 sq ft / 66.1 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Sparks Ellison. REF: 761857

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>		<b>70</b>	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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