



sparks ellison

130 Bodycoats Road, Chandler's Ford, SO53 2JD

£425,000

Situated Bodycoats Road in Chandler’s Ford, this three bedroom semi-detached house offers an excellent opportunity for those looking to modernise and create a family home to their own specification. The property features a spacious entrance hall leading to the main accommodation. On the ground floor there is a large bedroom, a generous sitting/dining room, kitchen, and a cloakroom. Upstairs, there are two further bedrooms providing good accommodation for family or guests. The layout also offers scope for reconfiguration, with potential to create a principal suite by adapting the existing living and utility areas, subject to the necessary works. The property has converted the original garage providing an additional bedroom, a garage has then been added on to the side of the home. While the property would benefit from modernisation, it represents a strong opportunity to add value and tailor the space to individual requirements. Conveniently located in Chandler’s Ford, the home is within easy reach of local amenities, schools, and transport links, making it well suited to families and professionals alike.

ACCOMMODATION

Ground Floor

Entrance hall:
Built in storage cupboard and stairs to first floor.

Sitting/Dining room:
24'11" x 11'8" (7.60m x 3.55m) Doors onto rear garden .

Kitchen:
16'3" x 11'1" (4.96m x 3.38m) Range of units including space for cooker, dishwasher, washing machine and fridge/freezer. Door to rear garden.

Cloakroom:
WC and wash basin.

Bedroom 1:
14'5" x 8'1" (4.39m x 2.47m) Built in wardrobes.

First Floor

Landing:
Airing cupboard.

Sitting room:
16'10" x 13'3" (5.13m x 4.03m) Large room which could be used as the master bedroom.

Utility:
11'7" x 7'5" (3.54m x 2.26m) Access to rear garden.

Bedroom 2:
13'5" x 11'5" (4.08m x 3.55m)

Bedroom 3:
11'8" x 11'4" (3.55m x 3.46m)

Bathroom:
Bath and wash basin.

Cloakroom:
WC.

OUTSIDE

Front:
Driveway parking, lawn area and path to the front door.

Rear:
Tiered garden with patio area and two separate lawn areas. Side patio leading to garage and upstairs utility.

Garage:
17'1" x 8'8" (5.21m x 2.64m) Driveway parking in front. Back door leading to rear garden.
Electric garage door.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1970's

Approximate Area:
1490 sq ft / 138.3 sq m

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

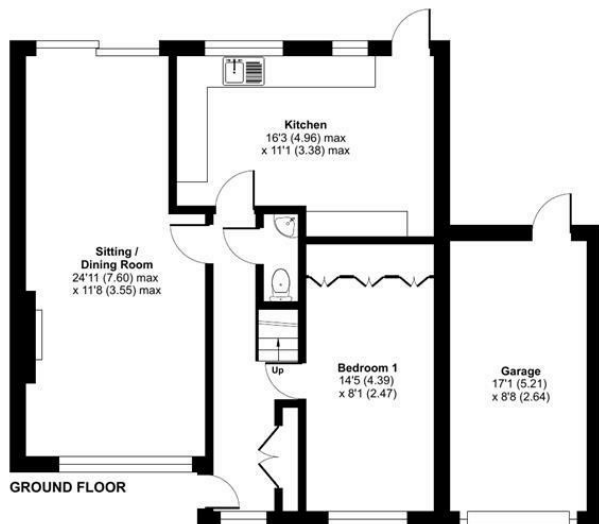
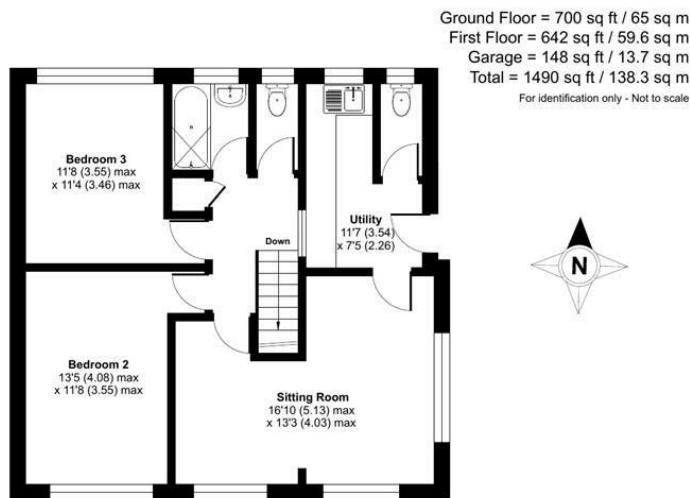
Infant/Junior School:
Fryern Infant School / Fryern Junior School

Secondary School:
The Toynbee 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.



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	68	75
	EU Directive 2002/91/EC	

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