



**Rowe
& Co.**

47 Beresford Road, Chandler's Ford

Eastleigh

In Excess of **£300,000**

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& Co.**



47 Beresford Road

Chandler's Ford, Eastleigh

This well located three-bedroom home offers a fantastic opportunity for the new owner to further improve and renovate. Situated on a good plot with a large frontage this home is within close proximity to popular local schools. Accommodation to the ground floor comprises an entrance porch, spacious lounge / dining room, hallway, kitchen and conservatory. On the first floor are three well-proportioned bedrooms, bathroom and W/C. Outside benefits a wraparound rear garden and large frontage with parking and garage. We anticipate a high level of interest and early viewing comes highly recommended.

LOCATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional public houses. The local catchment schools are Toynbee Secondary school, alongside several well-regarded private schools. Approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton, both cities have an extensive range of facilities. Communications are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester and 65 minutes from Southampton Parkway.

Council Tax band: C

Tenure: Freehold

- Garage & Driveway
- Catchment To Popular Local Schools
- Three Well Proportioned Bedrooms
- Exciting Opportunity To Further Improve
- Spacious Lounge / Dining Room
- Wrap Around Rear Garden
- EPC - ORDERED



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INSIDE

You enter the property into a porch with a further door leading to the lounge / dining room which has windows to the front aspect, a further door leads to the inner hallway which has stairs to the first floor and doors to the remaining accommodation.

The kitchen has been fitted with wall and base level units with a window to the rear, the conservatory has a door leading to the garden. On the first floor are three well-proportioned bedrooms all with windows to the front aspect, a family bathroom and separate W/C.

OUTSIDE

To the front of the property is a detached garage with up and over door, driveway and footpath to the front door with the rest mainly being laid to lawn, a gate provides pedestrian access to the rear garden.

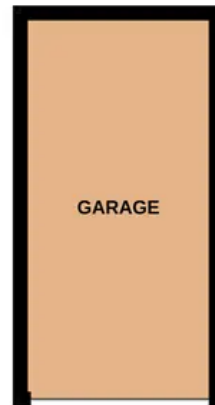
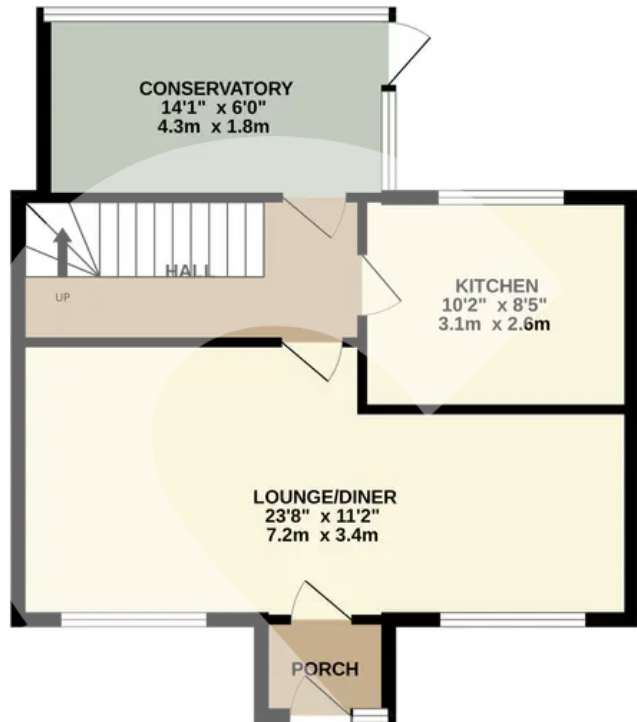
The wrap around garden has fence borders and a further rear gate, there is paved seating area and selection of planted shrubbery and trees.

AGENTS NOTE

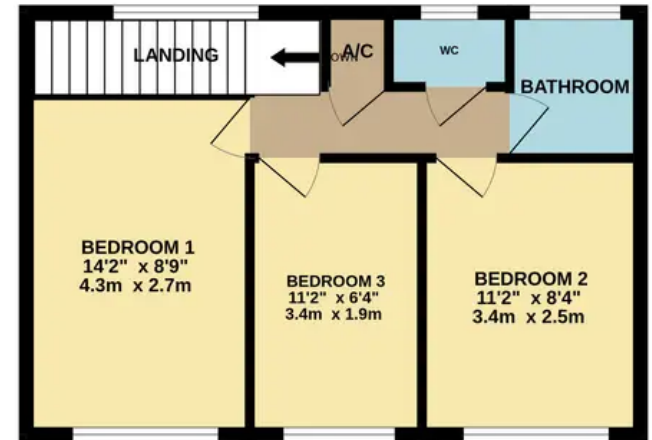
Under Section 21 of the Estate Agents Act 1979, we wish to confirm that this property is owned by a family member of Rowe & Co.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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REQUEST
VIEWING

(GOTTA BE QUICK!)

