



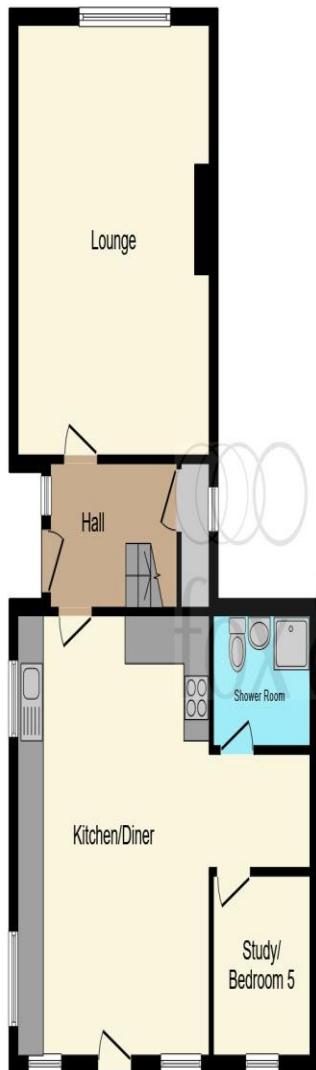
Bodycoats Road, Chandler's Ford, Eastleigh. SO53 2JD

fox & sons

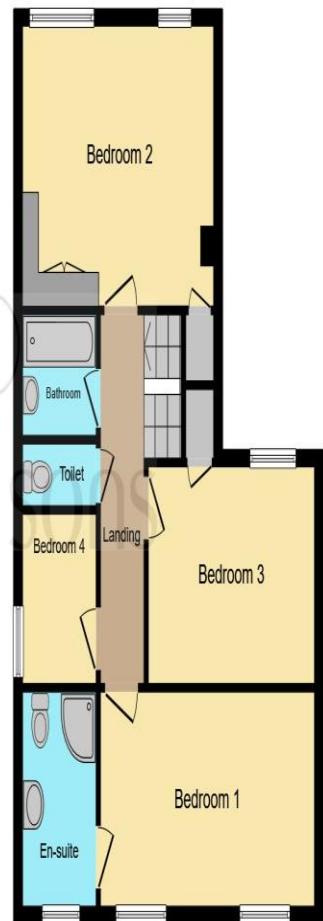
welcome to
Bodycoats Road, Chandler's Ford, Eastleigh

Family home in the heart of Chandlers Ford, and sought-after Toynbee School catchment area. Four-bedroom, featuring kitchen/living space, study/ fifth bedroom, three-bathrooms, large garden and ample off road parking.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Entrance Hall

Bedroom 3

12' 11" x 8' 11" (3.94m x 2.72m)

Bedroom 4

8' 10" x 5' 4" (2.69m x 1.63m)

Kitchen/Diner

18' x 14' 10" (5.49m x 4.52m)

Loft Space

Front Garden

Rear Garden

Parking

Outbuildings

Study/ Bedroom

8' 8" x 7' 6" (2.64m x 2.29m)

Shower/Wet Room

Landing

Cloakroom

Bedroom 1

18' x 8' 9" (5.49m x 2.67m)

Ensuite

Bedroom 2

15' x 11' (4.57m x 3.35m)

welcome to

Bodycoats Road, Chandler's Ford, Eastleigh

- DETACHED
- GARAGE
- AMPLE OFF ROAD PARKING
- LARGE REAR GARDEN
- OPEN PLAN KITCHEN/ DINER

Tenure: Freehold EPC Rating: C

Council Tax Band: D



view this property online fox-and-sons.co.uk/Property/ELH106621

Directions to this property:

Fox And Sons Estate Agents Eastleigh
44 Market Street, Eastleigh SO50 5RA
Turn right onto Mitchell Road
Turn left onto Wells Place
At the roundabout take the first exit onto Southampton Road/A335
At the roundabout take the first exit onto Romsey Road/A335
Turn right onto Oakmount Road
Turn left onto Bodycoats Road where the property will be indicated by a Fox & Sons For sale Board.



Please note the marker reflects the postcode not the actual property



Property Ref:
ELH106621 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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