



17 Chadwick Road
Eastleigh
SO50 9GD



Tel: 01329 834579 www.byrnerunciman.co.uk

17 CHADWICK ROAD

PRICE GUIDE: £265,000

The Property

A mid terrace 1950s three-bedroom family house, conveniently located between The Swan Centre and Places Leisure. Separate utility room, driveway parking, 65ft south facing garden with large shed and abundant scope to add value. This property would benefit from updating so viewing is very highly recommended.

- * **NO ONGOING CHAIN ***
- * **WOULD BENEFIT FROM UPDATING ***
- * **LIVING ROOM * DINING ROOM ***
- * **KITCHEN * UTILITY ROOM ***
- * **THREE BEDROOMS * BATHROOM ***
- * **ENCLOSED REAR GARDEN ***
- * **DRIVEWAY PARKING ***

The Location

About 900 metres from the centre of Eastleigh which offers an array of shops and amenities, together with a Railway station and Airport. The city of Southampton is nearby and there is easy access to the M27 motorway network.

Directions

For Satnav use postcode SO50 9GD

ACCOMMODATION

CANOPY PORCH Double glazed front door, opening to:

ENTRANCE HALL Return staircase to first floor, understairs cupboard, radiator, doors opening to:

DINING ROOM Double glazed window to front, fireplace, radiator.

LIVING ROOM Double glazed patio doors opening onto garden, fireplace with fitted woodburning stove*, radiator, open archway to:

KITCHEN Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with cupboard below, partially tiled walls, electric cooker point*, space for refrigerator, wall mounted gas boiler* servicing central heating* and hot water system*, door opening to:

UTILITY ROOM Double glazed window to rear, stainless steel sink unit with cupboard below, work surface, plumbing for washing machine, double glazed door to garden.

FIRST FLOOR

LANDING Double glazed window to front, loft hatch, doors opening to:

BEDROOM ONE Double glazed window to front, range of built in wardrobes, radiator.

BEDROOM TWO Double glazed window to rear, built in wardrobe, radiator.

BEDROOM THREE Double glazed window to rear, built in wardrobes, radiator.

BATHROOM Double glazed window to rear, suite comprising panelled bath with electric shower* over, wash hand basin, low level w.c., fully tiled walls, radiator.

OUTSIDE

The property has a driveway offering parking. The **FRONT GARDEN** is mainly laid to lawn, pathway to the front door. There is a door shared with the adjoining neighbour that opens onto a passageway and leads to a gate which opens onto the enclosed **REAR GARDEN** which is mainly laid to lawn with some shrubs.

SERVICES: All main services.

TENURE: Freehold.

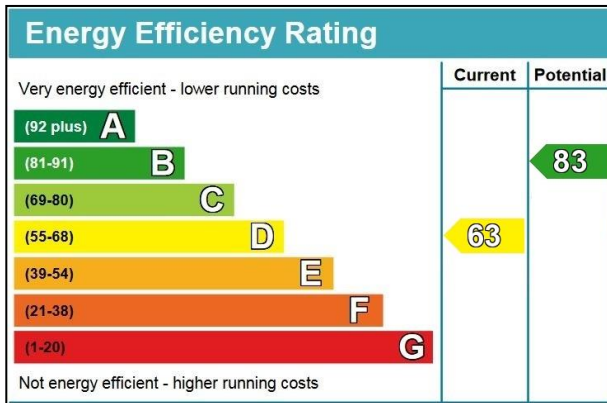
LOCAL AUTHORITY: Eastleigh Council.

COUNCIL TAX BAND: C.

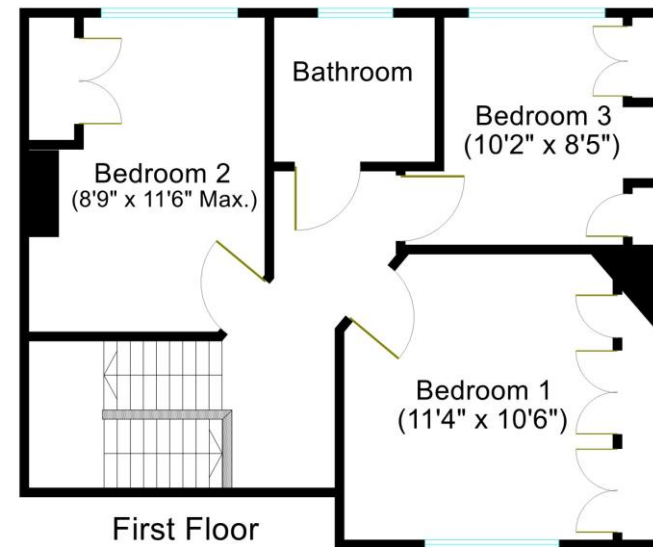
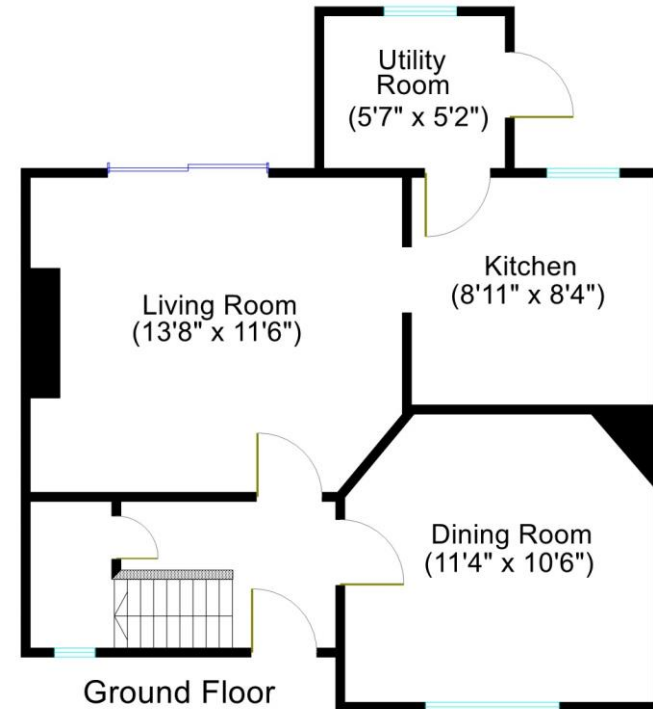
Agents Note: * *We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.*

Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.





Total Approx. internal floor area = 869.7 sq ft / 80.8 sqm
Floor Plan for identification and guidance purposes only



Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

