



# 245 Leigh Road, Chandler's Ford, SO53 3AX

£350,000

A delightful two bedroom detached bungalow presented in good condition throughout with the benefit of a re-fitted kitchen/dining room and re-fitted shower room. The property occupies a generous plot which to the side measures approximately 47'6" x 25' providing ample space for an extension or the construction of outbuildings subject to planning. In addition to this is a rear garden measuring approximately 48' x 47'. The property also benefits from a 24'9" reception hall, sitting room and two double bedrooms and is offered for sale with no forward chain.

## ACCOMMODATION

### Ground Floor

#### Reception Hall:

24'9" x 5' (7.54m x 1.52m) Leading to inner hallway.

#### Inner Hallway:

8'9" x 6'8" (2.67m x 2.03m) Walk in airing cupboard/storage cupboard housing boiler and hot water cylinder, hatch to loft space, door to outside.

#### Sitting Room:

14'9" x 14'1" (4.50m x 4.29m) Bay window, fireplace, dual aspect windows.

#### Kitchen/Dining Room:

14'10" x 10'4" (4.52m x 3.15m) Range of cream gloss units, Bosch electric oven and microwave, gas hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, space for table and chairs.

#### Bedroom 1:

12'9" x 11' (3.89m x 3.35m)

#### Bedroom 2:

12'10" x 8'9" (3.91m x 2.67m)

#### Shower Room:

7'6" x 5'7" (2.29m x 1.70m) Re-fitted modern white suite comprising corner shower cubicle with glazed screen, wash basin with cupboard under, wc, tiled walls and floor.

## OUTSIDE

### Front

To the front of the property is a Tarmac driveway and turning area providing parking for several vehicles, planted borders with low level retaining walls, double side gates to side and rear.

### Side Garden:

Approximately 47'6" x 25' paved area, open plan to rear garden.

### Rear Garden:

Approximately 48' x 47' paved patio, lawned area, flower and shrub borders, enclosed by fencing.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1950

### Approximate Area:

86.2sqm/928sqft

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazed

### Loft Space:

Partially boarded with ladder & light connected

### Infant/Junior School:

Nightingale Primary School

### Secondary School:

Crestwood Community College

### Local Council:

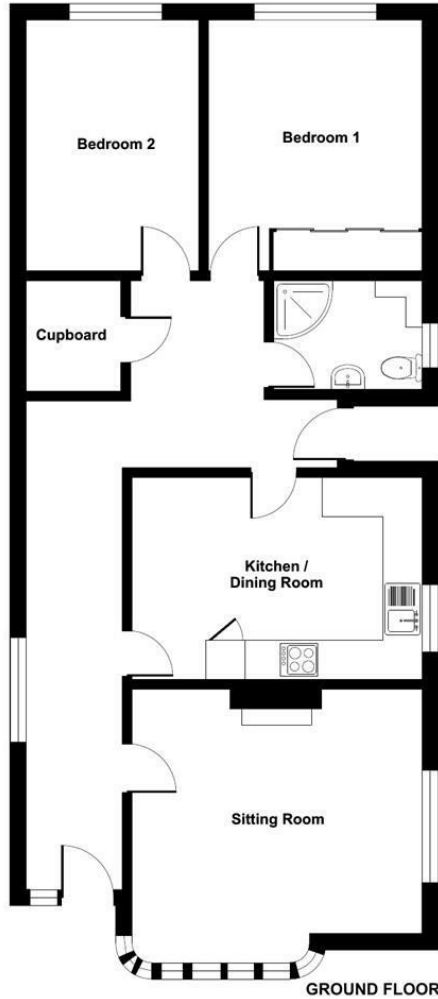
Eastleigh Borough Council - 02380 688000

### Council Tax:

Band C



Ground Floor = 928 sq ft / 86.2 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Sparks Ellison. REF: 1020521

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

