



11 Trevose Crescent, Chandler's Ford, SO53 3DZ

£395,000

A charming 3 bedroom detached bungalow situated towards the southern end of Chandler's Ford with convenient access to the centre of Chandler's Ford as well as the town of Eastleigh and the M27 and M3 motorways. The three bedrooms are complemented by a modern bathroom suite with living accommodation including a sitting room with log burner, kitchen and breakfast room. Externally there is a large gravel driveway providing parking for several vehicles with a well maintain garden to the rear and detached garage.

ACCOMMODATION

Entrance Hall:

Access to loft space.

Sitting Room:

11'8" x 10'8" max (3.56m x 3.25m max) Fireplace surround and hearth with log burner.

Kitchen:

11'10" x 6'11" (3.61m x 2.11m) Built in oven, built in gas hob, fitted extractor hood, space for fridge freezer, space and plumbing for washing machine, wall mounted boiler.

Breakfast Room:

10'4" x 5'11" (3.15m x 1.80m)

Bedroom 1:

12'4" max x 10'4" (3.76m max x 3.15m)

Bedroom 2:

11'6" x 10'3" max (3.51m x 3.12m max)

Bedroom 3:

8'9" x 8'4" (2.67m x 2.54m)

Bathroom:

5'10" x 4'10" (1.78m x 1.47m) Comprising bath with shower over, wash hand basin, WC, tiled walls, tiled floor.

OUTSIDE

Front:

Driveway providing off road parking for several vehicles, gates providing access along side of the property with driveway leading to garage.

Rear Garden:

Measures approximately 35' extending to 58' x 29' and comprises area laid to timber deck, area laid to shingle, paved patio area, planted beds, further area to side laid to shingle providing useful storage area.

Outbuilding:

Formerly the garage, this has been converted into 2 separate units as follows: Workshop: 16'1" x 7'7" with workbench, power and light. Shed: 8' x 7'7".

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1930

Approximate Area:

83.7sqm/901sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

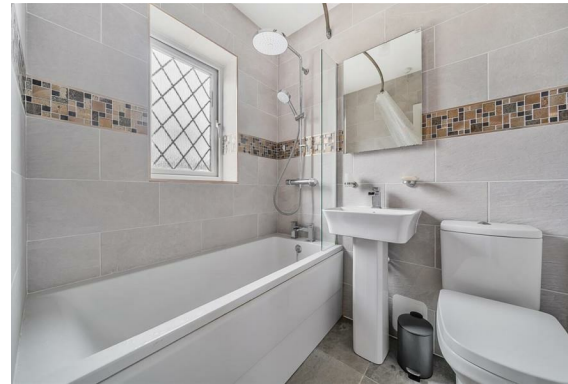
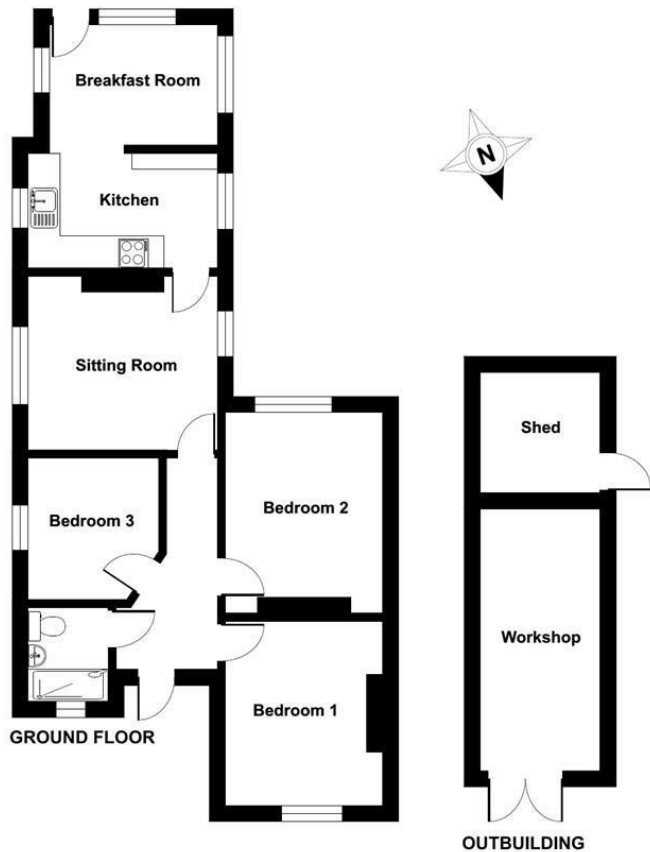
Council Tax:

Band D

Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 723 sq ft / 67.2 sq m
 Outbuilding = 178 sq ft / 16.5 sq m
 Total = 901 sq ft / 83.7 sq m
 For identification only - Not to scale



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		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Sparks Ellison. REF: 1119036

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