



11 Pennine Way, Chandler's Ford, SO53 3BB

£425,000

A four bedroom detached bungalow affording spacious accommodation highlighted by a 17' x 10'6" sitting room, separate dining room and 24'10" kitchen/breakfast room. The property also benefits from a good size driveway, garage with westerly aspect and rear garden measuring approximately 62' x 47'. The property would benefit from modernisation and updating throughout and once completed would provide a wonderful home.

ACCOMMODATION

Reception Hall:

Hatch to loft space, cupboard housing boiler.

Sitting Room:

17' x 10'6" (5.18m x 3.20m) Fireplace.

Dining Room:

12'6" x 9'8" (3.81m x 2.95m) Patio doors to rear garden.

Kitchen/Breakfast Room:

24'10" x 9'2" x 7'10" (7.57m x 2.79m x 2.39m) The kitchen area is fitted with a range of units, space and plumbing for appliances, door to outside, space for table and chairs and built in storage cupboards.

Bedroom 1:

13' x 7'7" (3.96m x 2.31m) Measurement up to a range of wall to wall fitted wardrobes.

Bedroom 2:

12' x 8'10" (3.66m x 2.69m) (into recess) Fitted wardrobes.

Bedroom 3:

12' x 7'2" (3.66m x 2.18m)

Bedroom 4:

9' x 7'4" (2.74m x 2.24m)

Bathroom:

7' x 5'8" (2.13m x 1.73m) Suite comprising bath, wash basin, w.c.

OUTSIDE

Front:

To the front of the property is a large paved area and adjacent lawn with driveway alongside providing off street parking leading to the garage.

Rear Garden:

An attractive feature of the property measuring approximately 62' x 47' (max) affording a pleasant westerly aspect. Adjoining the property is a large paved terrace leading onto a lawned area surrounded by hedging and fencing.

Garage:

20' x 9' (6.10m x 2.74m) Light and power

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1961

Approximate Area:

1141sqft/106sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

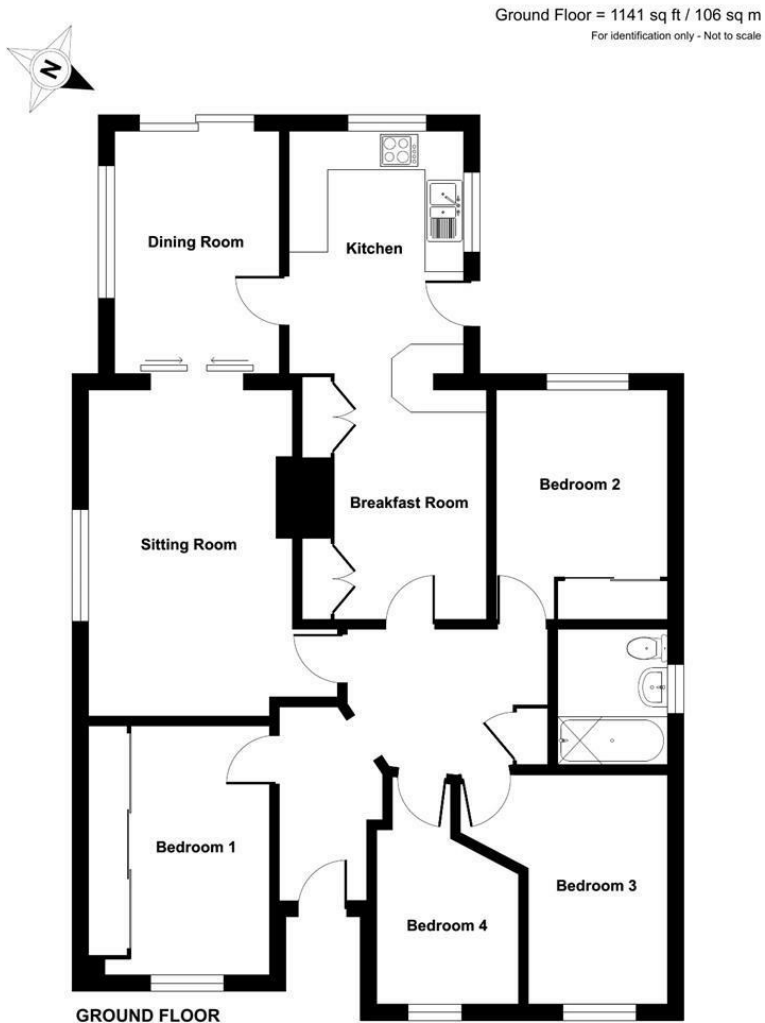
Toynbee Secondary School

Council Tax:

Band D

Local Council:

Eastleigh Borough Council - 02380 688000



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Sparks Ellison. REF: 1115663



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	65	
(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	

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