



sparks ellison

142 Bodycoats Road, Chandler's Ford, SO53 2JD

£1,395 Per Calendar Month

PLEASE NOTE THIS PROPERTY WAS LET PRIOR TO MARKETING A modern three bedroom semi detached property situated close to the centre of Chandler's Ford. The property provides generous accommodation including three good size bedrooms and a large sitting/dining room. Externally there is off road parking for approximately 4 vehicles and the added benefit of a carport with rollover door at front. Toynbee school is within walking distance as is a local park.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to 1st floor, under stairs storage cupboard.

Sitting Room/Dining room:

25'1" max x 11'8" max (7.65m max x 3.56m max)

Kitchen:

9'6" x 7'10" (2.90m x 2.39m) Electric oven, fridge/freezer, washing machine, wall mounted boiler.

FIRST FLOOR:

Landing:

Bedroom 1:

13'5" x 9'8" (4.09m x 2.95m)

Bedroom 2:

11'5" x 8'11" (3.48m x 2.72m)

Bedroom 3:

10'6" x 7'4" (3.20m x 2.24m)

Bathroom:

8'1" x 5'6" (2.46m x 1.68m) White suite with chrome fittings comprising bath, shower in cubicle, wash hand basin, WC, tiled floor, tiled walls.

OUTSIDE

Front:

Planted bed, pathway to front door, driveway providing off-road parking for approximately two vehicles, site pedestrian access to rear garden.

Rear garden:

Measures approximately 35' max x 29' and comprises paved patio area, further patio area, area laid to lawn, planted beds.

Carport:

14'10" x 7'11" (4.52m x 2.41m) Open to one side. Roll over door, steps to garden. The carport also has two parking spaces to the front.

OTHER INFORMATION

Approximate Age:

1970's

Approximate Area:

85.1sqm/917sqft

Management:

Fully managed

Deposit:

£1609

Furnished/Unfurnished:

Unfurnished

Availability:

5th July 2024

Heating:

Gas central heating

Windows:

UPVC noise reduction double glazed windows

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

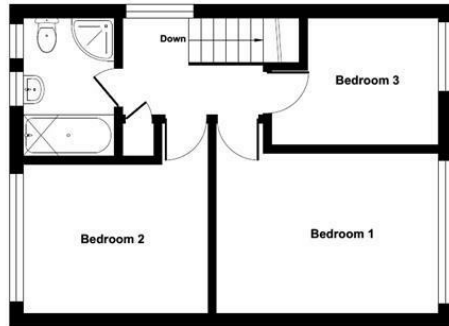
Council Tax:

Band C

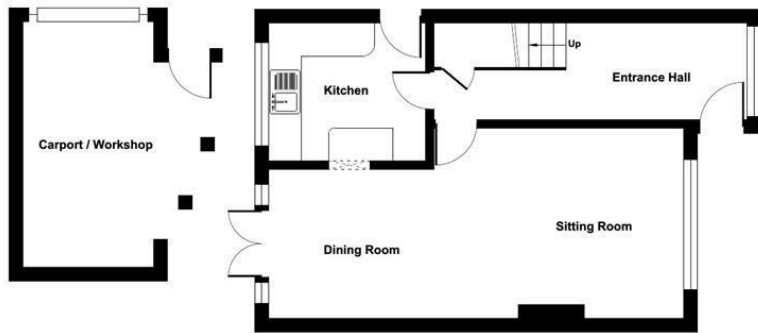
Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 470 sq ft / 43.6 sq m (exclude carport / workshop)
 First Floor = 447 sq ft / 41.5 sq m
 Total = 917 sq ft / 85.1 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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). © nichecom 2022. Produced for Sparks Ellison. REF: 579401

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
 Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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.



