





# 66 Monmouth Close, Chandler's Ford, SO53 4SZ

£240,000

A delightful one bedroom home situated in a popular cul de sac location and presented in excellent order throughout. The ground floor enjoys tiled flooring throughout and comprises sitting room with double doors opening on to the beautifully presented garden. The kitchen boasts built in appliances. There is a good size bedroom and beautifully appointed bathroom and the landing benefits from fitted wardrobes. The property also enjoys an allocated parking space.

## ACCOMMODATION

### GROUND FLOOR

**Entrance Hall:**  
Tiled floor.

**Sitting Room:**  
12'2" x 11'11" (3.71m x 3.63m) Stairs to first floor, tiled floor, doors to rear garden.

**Kitchen:**  
12' x 5'6" (3.66m x 1.68m) Built in oven, built in gas hob, fitted extractor hood, integrated fridge/freezer, integrated washing machine, tiled floor.

### FIRST FLOOR

**Landing:**  
Built in wardrobes, access to loft space.

**Bedroom:**  
11'4" x 8'7" plus recess. (3.45m x 2.62m plus recess)

**Bathroom:**  
6'4" x 5'8". (1.93m x 1.73m) Comprising bath with shower over, wash hand basin with drawer under, wc, tiled floor.

## OUTSIDE

**Front:**  
Area laid to slate clippings, side access to rear garden.

**Rear Garden:**  
Measures approximately 31' x 17' Paved patio area, area laid to lawn, outside tap.

**Parking:**  
There is an allocated parking space to the rear of the garden.

## OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1989/1990

**Approximate Area:**  
452sqft/42sqm

**Sellers Position:**  
Looking for forward purchase

**Heating:**  
Electric heating

**Windows:**  
UPVC double glazed windows

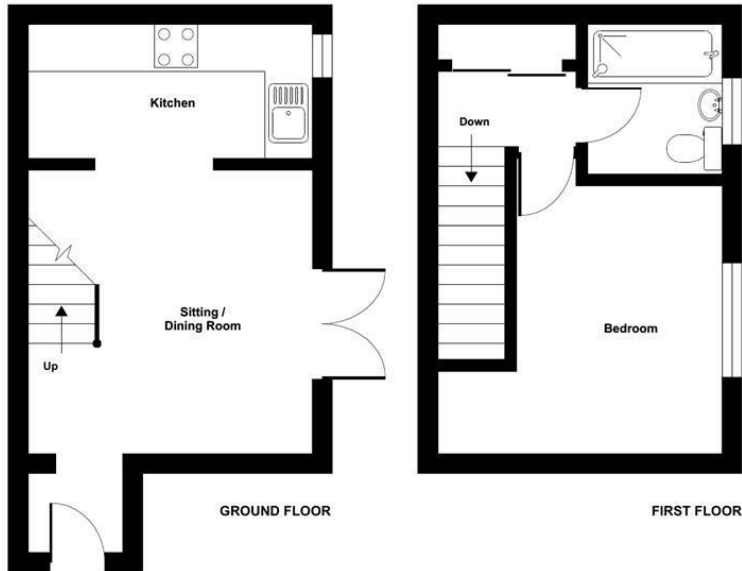
**Infant/Junior School:**  
St Francis Primary School

**Secondary School:**  
Toynbee Secondary School

**Council Tax:**  
Band B

**Local Council:**  
Eastleigh Borough Council - 02380 688000

Ground Floor = 234 sq ft / 21.7 sq m  
 First Floor = 218 sq ft / 20.3 sq m  
 Total = 452 sq ft / 42 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>52</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). © richcom 2024. Produced for Sparks Ellison. REF: 1159661

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