





# 203 Hursley Road, Chandler's Ford, SO53 1JN

£340,000

A well presented three bedroom home forming part of this popular small modern development on the edge of Hiltingbury constructed in approximately 2003. The property is conveniently placed within walking distance to Hiltingbury Schools, Hiltingbury Recreation Centre and Community Centre, together with shops on Hiltingbury Road and Ashdown Road. This delightful home also benefits from a downstairs cloakroom, good sized sitting room, spacious kitchen/dining room to the back of the property overlooking the rear garden, main bedroom with en-suite, two further bedrooms and family bathroom. There is also the benefit of a rear garden measuring approximately 35' and allocated parking.

## ACCOMMODATION

### Ground Floor

#### Entrance Vestubile:

**Cloakroom:**  
4'11" x 3'1" (1.50 x 0.94) White suite with chrome fitments comprising wash hand basin, w.c., tiled floor.

**Sitting Room:**  
13'10" x 11'10" (4.22 x 3.61)

**Inner Hall:**  
Stairs to first floor.

**Kitchen/Dining Room:**  
15'4" x 9'5" (4.67 x 2.87) Range of built in units, integrated oven and gas hob with extractor hood over, space and plumbing for further appliances, space for table and chairs, cupboard housing boiler, tiled floor, double doors to rear garden.

### First Floor

**Landing:**  
Hatch to loft space.

**Bedroom 1:**  
10'6" x 9'8" (3.20 x 2.95) Built in wardrobe and storage cupboards.

**En-Suite:**  
8'6" x 4'8" (2.59 x 1.42) White suite with chrome fitments comprising shower in cubicle, wash hand basin with cupboard under, w.c., tiled floor, tiled walls.

**Bedroom 2:**  
10'5" x 8'0" (3.18 x 2.44)

**Bedroom 3:**  
7'2" x 7'0" (2.18 x 2.13)

**Bathroom:**  
7'11" x 5'10" (2.41 x 1.78) White suite with chrome fitments comprising bath with shower attachment, wash hand basin, w.c, tiled floor.

## OUTSIDE

### Front:

Area laid to shingle, paving to front door.

### Rear Garden:

35'0" x 16'0" (10.67 x 4.88) Comprising paved patio area, outside tap, area laid to lawn, garden shed, gate providing rear pedestrian access.

### Parking:

There is one allocated parking space for No.203 situated in the car parking area to the front of the property.

## OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
2003

**Approximate Area:**  
800sqft/74.2sqm

**Sellers Postion:**  
No forward chain

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

**Loft Space:**  
Partially boarded with light connected

**Infant/Junior School:**  
Hiltingbury Infant/Junior School

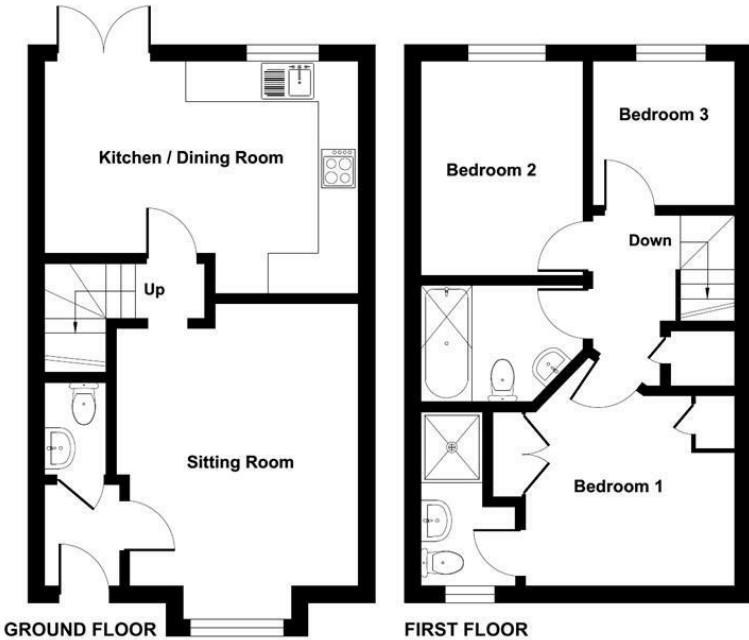
**Secondary School:**  
Thornden Secondary School

**Local Council:**  
Eastleigh Borough Council: 023 80 688000

**Council Tax:**  
Band D



Ground Floor = 404 sq ft / 37.5 sq m  
 First Floor = 396 sq ft / 36.7 sq m  
 Total = 800 sq ft / 74.2 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>	78	
(69-80) <b>C</b>		
(55-68) <b>D</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). © richiecom 2024. Produced for Sparks Ellison. REF: 1166393

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