



# 26 Monmouth Close, Chandler's Ford, SO53 4SY

£350,000

A modern two bedroom semi detached bungalow situated in a popular cul de sac within the Valley Park Development that provides an array of amenities including Tesco Local, health practices, public house, schooling, Knightwood Leisure Centre and a host of woodland walks. The bungalow provides well proportioned accommodation including the addition of a conservatory whilst also benefiting from an enclosed rear garden along with driveway parking and a garage. The property is offered for sale with no forward chain.

## ACCOMMODATION:

### Entrance Hall:

### Sitting Room:

17'8" x 10'3" (5.38m x 3.12m)

### Kitchen:

9'1" x 7'2" (2.77m x 2.18m) Built in oven, built in gas hob, fitted extractor hood, space and plumbing for washing machine, space for side-by-side fridge freezer.

### Conservatory

15' x 7'11" (4.57m x 2.41m)

### Bedroom 1:

14'8" x 9'1" (4.47m x 2.77m)

### Bedroom 2:

8'4" x 7' (2.54m x 2.13m) Built-in cupboard, built-in wardrobe.

### Bathroom:

7'2" x 5'9" (2.18m x 1.75m) Comprising bath with shower over, wash hand basin, wc.

## OUTSIDE:

### Front:

Area laid to lawn, planted beds, pathway to front door and side access to rear garden.

### Rear Garden:

Measures approximately 22' x 12' and comprises paved patio area, area laid to lawn, planted beds, outside tap

### Garage:

17'5" x 8'2" (5.31m x 2.49m) With up and over door, power and light. There is also a driveway providing off-road parking.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1980's

### Approximate Area:

65.7sqm/707sqft

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

St Francis Primary School

### Secondary School:

Toynbee Secondary School

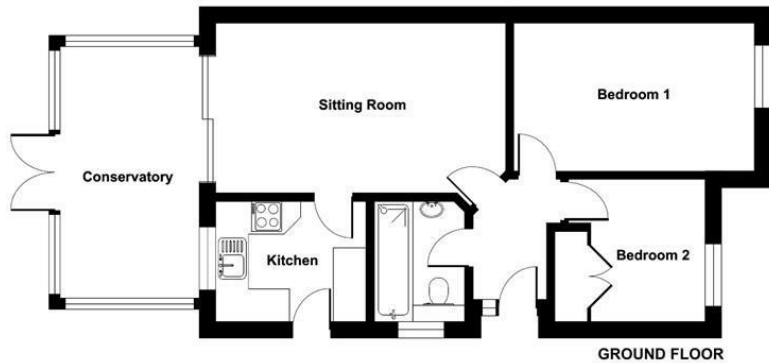
### Local Council:

Eastleigh Borough Council - 02380 688000

### Council Tax:

Band C

Total = 707 sq ft / 65.7 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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). © nrichcom 2024. Produced for Sparks Ellison. REF: 1178592

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