



# 30 Peverells Road, Chandler's Ford, SO53 2AT

£399,995

A two bedroom detached chalet bungalow located in the highly desirable Peverells Wood area conveniently situated within walking distance to the centre of Chandler's Ford and Fryern Arcade together with Waitrose, doctors, and dentists and bus services to Southampton and Winchester. The property would benefit from updating and modernisation and subject to the normal consents could also be extended. Offered for sale with no forward chain, the property also benefits from a rear garden which measures approximately 80' in length and a detached garage.

## ACCOMMODATION

### Ground Floor

#### Entrance Porch:

**Reception Hall:**  
Storage cupboard and meter cupboard.

**Sitting Room:**  
15' x 13'10" (4.57m x 1.22m) Bay window, fireplace.

**Kitchen:**  
13'4" x 9'4" (4.06m x 2.84m) Range of units, electric oven, gas hob with extractor hood over, space and plumbing for appliances.

**Conservatory:**  
13'3" X 10'1" (4.04m X 3.07m) Double doors to rear garden, boiler.

**Bedroom 1:**  
11'6" x 11' (3.51m x 3.35m)

**Study Area:**  
11'6" x 5'7" (3.51m x 1.70m)

**Dining Area:**  
10' x 9' (3.05m x 2.74m) Patio doors to rear garden, stairs to first floor.

**Bathroom:**  
6'4" x 5'6" (1.93m x 1.68m) Suite comprising bath with shower unit over, wash basin, wc, tiled walls.

### First Floor

**Bedroom 2:**  
13'9" x 12'1" (Maximum measurement) (4.19m x 3.68m) Door to eaves storage space.

**En-Suite Shower Room:**  
Suite comprising shower cubicle, wash basin, wc, airing cupboard.

## OUTSIDE

**Front:**  
To the front of the property is a driveway that runs along side to the garage providing off street parking, adjacent lawned area, with planted borders and path to front door.

### Rear Garden:

An attractive feature of the property measuring approximately 80' in length. A patio leads onto a good sized lawn, surrounded by flower and shrub borders and enclosed by hedging and fencing.

**Garage:**  
26'6" x 8'4" (8.08m x 2.54m)

## OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1959

**Approximate Area:**  
105.3sqm/1135sqft

**Sellers Position:**  
No forward chain

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

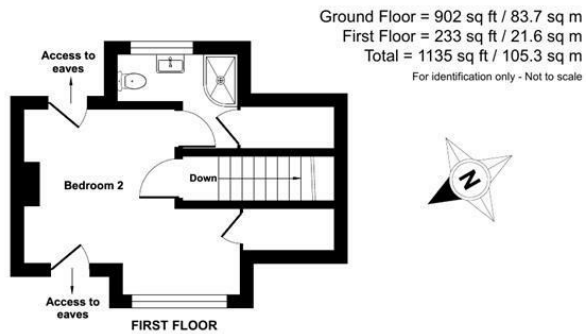
**Loft Space:**  
Partially boarded

**Infant/Junior School:**  
Scantabout Primary School

**Secondary School:**  
Thornden Secondary School

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

**Council Tax:**  
Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</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). © richcecom 2024. Produced for Sparks Ellison. REF: 1194600

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