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246 Bournemouth Road, Chandler's Ford, SO53 3HB £675,000

An older style detached character home situated towards the southern end of Chandler's Ford providing convenient access to Asda Hypermarket, Southampton City Centre, Eastleigh Town Centre, the M27 and M3 motorways, mainline railway stations and Southampton International Airport. The property benefits from four good size bedrooms on the first floor whilst the ground floor benefits from three reception rooms, one of which could be utilised as a bedroom as there is a shower room attached to it, a conservatory and an 'L' shaped Kitchen/Dining room. Externally there is a large driveway providing ample off road parking along with an impressive 115' rear garden.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to first floor.

Sitting Room:
13'11" x 11'11" (4.24m x 3.63m)

Conservatory:
9'5" x 9'5" (2.87m x 2.87m)

Dining Room:
12'11" x 10'11" plus bay (3.94m x 3.33m plus bay) Fitted log burner.

Study:
7'11" x 7'1" (2.41m x 2.16m)

Shower Room:
7'10" x 6'11" (2.39m x 2.11m) Comprising shower in cubicle, wash hand basin, wc, wall mounted boiler, tiled floor, tiled walls.

Kitchen/Breakfast Room:
16'5" x 15'11" max (5.00m x 4.85m max) Space for Range style cooker, fitted extractor hood, space and plumbing for dish washer, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, space for table and chairs.

Landing:
Access to loft space.

FIRST FLOOR

Bedroom 1:
14' x 11'11" (4.27m x 3.63m) Built in airing cupboard.

Bedroom 2:
13'3" x 9'8" to wardrobes (4.04m x 2.95m to wardrobes) Fitted wardrobes along one wall.

Bedroom 3:
15'1" plus entrance area x 8' max (4.60m plus entrance area x 2.44m max)

Bedroom 4:
8'8" x 7'8" (2.64m x 2.34m)

Bathroom:
6'7" x 6'2" plus recess (2.01m x 1.88m plus recess) Comprising bath with shower over, wash hand basin, wc.

OUTSIDE

Front:
Large block paved driveway providing space for several vehicles, wood shed, mature bushes and trees, side access to rear garden.

Side:
To the right hand side of the property is a useful covered area for storage and providing access to the rear garden.

Rear Garden:
Measures approximately 115' x 42' and comprises paved patio area, area laid to lawn, mature trees and plants, outside tap, outside power point.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1930's

Approximate Area:
141.3sqm/1522sqft

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Partially boarded with ladder and light connected

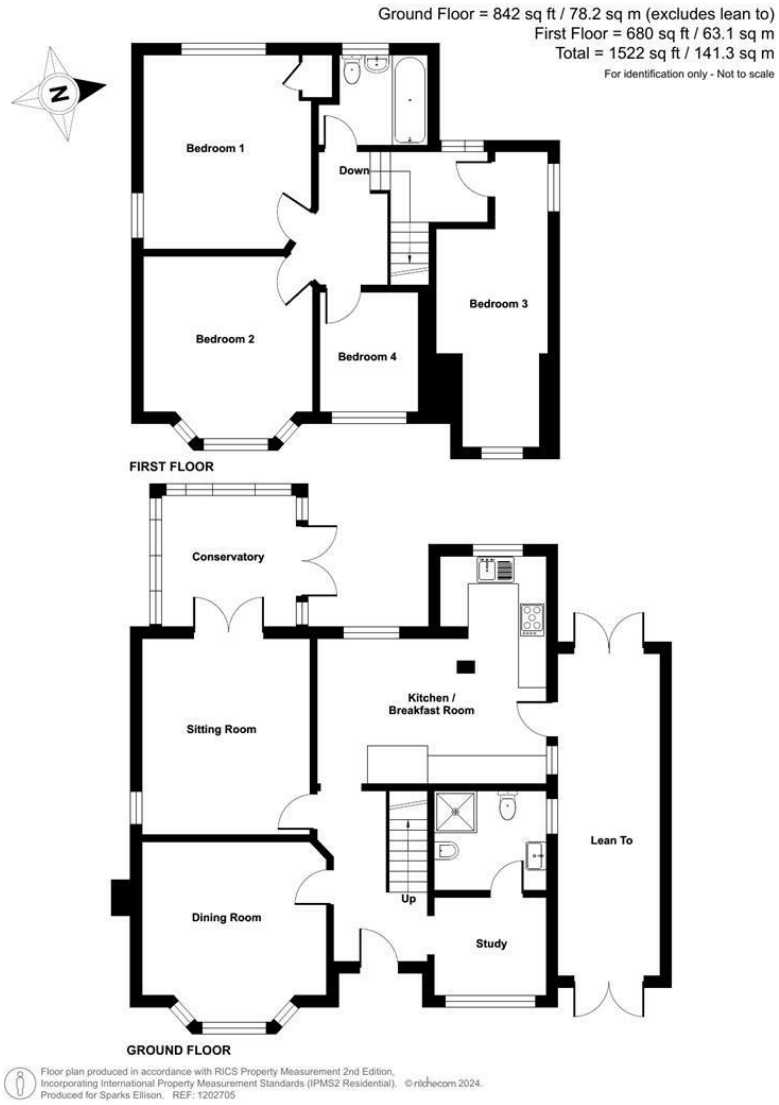
Infant/Junior School:
St Francis Primary School

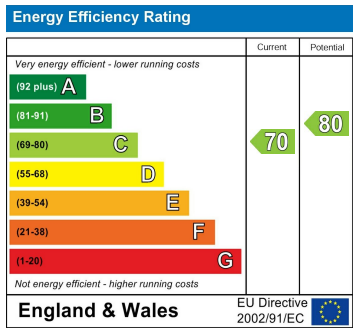
Secondary School:
Toynbee Secondary School

Council Tax:
Band F

Local Council:
Eastleigh Borough Council - 02380 688000

Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.





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

The Property Ombudsman
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