



sparky ellison

1 Chatsworth Road, Boyatt Wood, SO50 4PE

£425,000

A three bedroom detached family home situated on a corner plot providing potential for extending subject to planning permission. Planning permission was granted in 2017 but has since expired. The property benefits from a super kitchen/breakfast/dining room across the rear which overlooks the large rear garden. There is also a four piece bathroom suite and a garage. Boyatt Wood benefits from local shops and easy access to Eastleigh Town Centre and the M3 motorway. The property is offered for sale with no forward chain.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Stairs to first floor, under stairs storage cupboard.

Cloakroom:

5'9" x 2'8" (1.75m x 0.81m) White suite with chrome fittings comprising wash hand basin with drawers under, WC.

Sitting Room:

14'3" x 12' (4.34m x 3.66m) Wall mounted electric fire.

Kitchen/Breakfast/Dining Room:

Built in double oven, built in four ring induction hob, fitted extractor hood, integrated dishwasher, integrated fridge, integrated freezer, space and plumbing for washing machine, breakfast bar, space for table and chairs, boiler in cupboard, tiled floor.

FIRST FLOOR

Landing:

Access to loft space, built in airing cupboard.

Bedroom 1:

14' max x 10'2" (4.27m x 3.10m)

Bedroom 2:

10'5" x 10'2" (3.18m x 3.10m) Built-in storage cupboard.

Bedroom 3:

8'9" max x 7'10" (2.67m x 2.39m) Built-in storage cupboard.

Bathroom:

7'9" x 6'6" (2.36m x 1.98m) White suite with chrome fittings comprising shower cubicle, spa bath with shower over, wash hand basin, WC, tiled floor, tiled walls.

OUTSIDE

Front:

Area laid to lawn, planted beds, driveway providing off-road parking with gates providing access to the continuation of the drive along with the garage and rear garden.

Rear garden:

Measures approximately 56' max x 35' to garage. Paved patio area, outside tap, area laid to lawn with further paved patio area and area laid to lawn along side of the property.

Garage:

16'2" x 8'4" (4.93m x 2.54m) With up and over door power and light.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960's

Approximate Area:

85sqm/911sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Shakespeare Infant/Junior School

Secondary School:

Crestwood Community School

Local Council:

Eastleigh Borough Council - 02380 688000

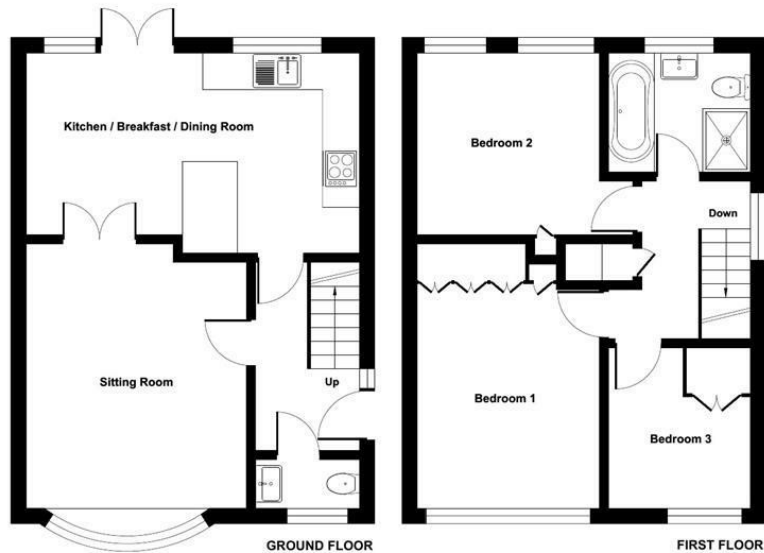
Council Tax:

Band D

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 £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 460 sq ft / 43 sq m
 First Floor = 451 sq ft / 42 sq m
 Total = 911 sq ft / 85 sq m
 For identification only - Not to scale



 **Certified Property Measurer**
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2022.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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