

# 14 Kings Road, Chandler's Ford, SO53 2EX

A well presented 1930's semi-detached character home situated in a convenient location for the centre of Chandler's Ford as well as access to the train station and Number 1 bus route. The property benefits from numerous attributes including off street parking to the front for two vehicles, an open plan kitchen/dining room leading into a conservatory and a 42' south facing rear garden.

#### **ACCOMMODATION**

## **GROUND FLOOR**

#### **Entrance Hall:**

Stripped wooden flooring, stairs to first floor with cupboard under.

## Sitting Room:

13'6" x 11'5" (4.11m x 3.48m) Fireplace with inset gas coal effect fire.

# Kitchen/Dining Room:

17'8" x 11'10" (5.38m x 3.61m) Space and point for cooker, space for fridge freezer, space and plumbing for dishwasher.

# Conservatory/Utility Room:

7'6" x 5'7" (2.29m x 1.70m) Space and plumbing for washing machine, space for tumble dryer, door to rear garden.

#### **FIRST FLOOR**

# Landing:

Access to loft space.

#### Bedroom 1:

11'10" x 10'5" (3.61m x 3.18m)

## Bedroom 2:

11'3" x 9'2" to front of chimney breast (3.43m x 2.79m to front of chimney breast) Fitted wardrobes.

# Bedroom 3:

7'7" x 7' (2.31m x 2.13m)

# Bathroom:

7' x 7' (2.13m x 2.13m) White suite comprising bath with shower unit over, wash hand basin, WC, airing cupboard.

#### OUTSIDE

#### Front:

Block paved driveway affording parking for two vehicles with adjacent planted border and side access to rear garden.

#### Rear Garden:

Approximately 42' in length benefiting from a pleasant southerly aspect. A patio adjoins the rear of the house with steps down on to a deck and lawned area enclosed by fencing. A further sitting area is situated at the end of the garden. Garden shed.

## OTHER INFORMATION

#### Tenure:

Freehold

## **Approximate Age:**

1938

# **Approximate Area:**

901sqft/83.6sqm

## **Sellers Position:**

Looking for forward purchase

# Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

# **Loft Space:**

Fully boarded with light connected

# Infant/Junior School:

Chandlers Ford Infant School/Merdon Junior School

# **Secondary School:**

Toynbee Secondary School

# **Local Council:**

Eastleigh Borough Council 02380 688000

## Council Tax:

Band C

Ground Floor = 486 sq ft / 45.1 sq m First Floor = 415 sq ft / 38.5 sq m Total = 901 sq ft / 83.6 sq m For identification only - Not to scale





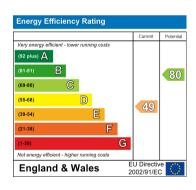














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