



# 64 Bodycoats Road, Chandler's Ford, SO53 2HB

£335,000

This beautifully presented three bedroom terraced home on Bodycoats Road offers the perfect blend of comfort, style and practicality. Built approximately 1970, the property has been thoughtfully maintained and is ready for its next owners to move straight in. Upon entering, you are welcomed by a spacious entrance hall that sets the tone for the rest of the home. The kitchen/breakfast room provides an inviting space for everyday dining and family gatherings, while the generous sitting/dining room offers an excellent area for both relaxing and entertaining. With direct access to the rear garden, it is perfect for enjoying outdoor dining and making the most of the warmer months. Upstairs, there are three well proportioned bedrooms, ideal for families, guests or those requiring a home office and a modern family bathroom. Outside, the property benefits from driveway parking for added convenience. A garage located in a nearby block provides useful additional storage or parking options. The property enjoys a convenient location with excellent local amenities close at hand. Chandler's Ford center, with its range of shops, including Waitrose, cafes and everyday conveniences, is within easy reach. The popular Number 1 bus route is also nearby, providing excellent transport links to surrounding areas. For commuters, easy access is available to both the M3 and M27 motorway networks. Families will appreciate the excellent local schooling options, including the highly regarded Toynbee School.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall:

Built-in open storage and storage cupboard under the stairs. Stairs to Sitting/Dining Room.

#### Kitchen/Breakfast Room:

Range of modern units comprising electric oven, electric hob with extractor hood over and space for a fridge/freezer and washing machine. Breakfast bar with space for stools.

#### Sitting/Dining Room:

Gas fireplace and French doors to rear garden. Stairs to Half Landing.

#### Half Landing

Airing cupboard and stairs to Upper Level.

#### Bedroom 2:

12'0" x 9'1" (3.65m x 2.77m)

#### Bathroom:

Suite comprising bath with shower over, WC and wash basin.

#### Upper Level

Storage cupboard.

#### Bedroom 1:

13'10" x 11'3" (4.22m x 3.43m)

#### Bedroom 3:

9'4" x 7'5" (2.85m x 2.27m)

## OUTSIDE

### Front:

Driveway parking and storage cupboard in the porch

### Rear Garden:

Measuring Approx. 27 ft x 15 ft. Tiered, landscaped garden with patio area, artificial grass and flower beds with the top level providing a shingled area and rear gate leading to garage.

### Garage:

The garage roof was replaced in December 2024 with 10 year guarantee.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1970

### Approximate Area:

903 sq ft / 88.4 sq m

### Sellers Position:

Looking for a forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Partially boarded

### Infant/Junior School:

Fryern Infant School / Fryern Junior School

### Secondary School:

The Toynbee School

### Local Council:

Eastleigh Borough Council - 02380 688000

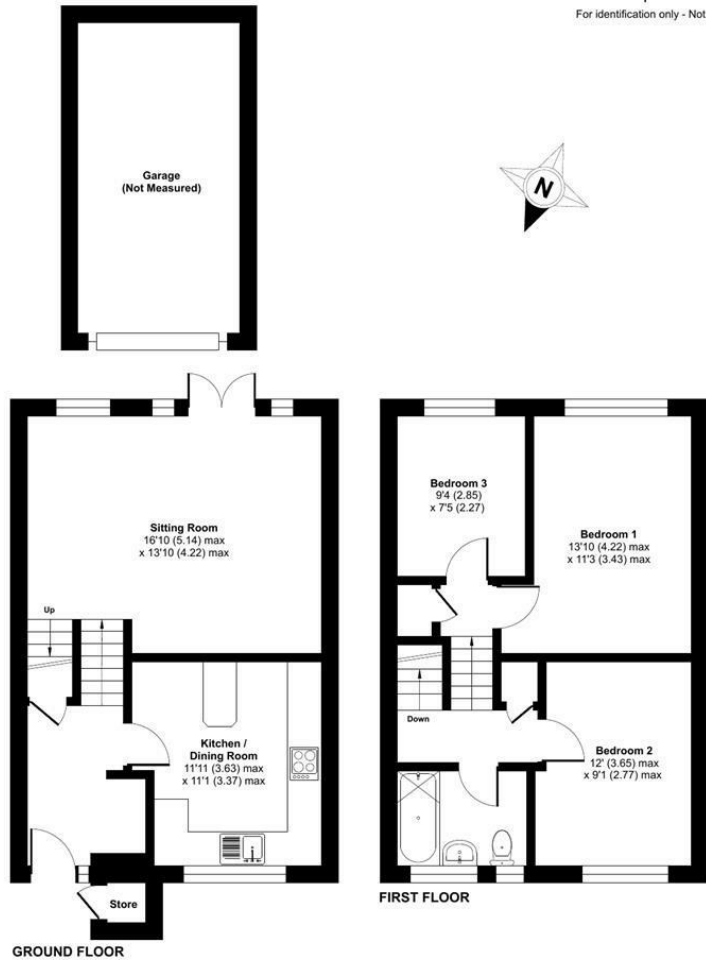
### Council Tax:

Band C

### 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 = 449 sq ft / 41.7 sq m (excludes garage)  
 First Floor = 449 sq ft / 41.7 sq m  
 Outbuilding = 5 sq ft / 0.4 sq m  
 Total = 903 sq ft / 88.4 sq m  
 For identification only - Not to scale



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 72                      | 78        |
| (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 |           |

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



