



Chaucer Road, Southampton SO19 6QR

welcome to

Chaucer Road, Southampton

* DETACHED BUNGALOW * TWO DOUBLE BEDROOMS * DUAL ASPECT DRIVEWAY * GENEROUS REAR GARDEN WITH TWO SHEDS * TWO RECEPTION ROOMS * CLOSE TO LOCAL AMENITIES * GREAT TRANSPORT LINKS NEARBY *

Front Garden

Dual aspect double sided drive with parking down both sides of property, patio area.

Entrance Hall

Access to all rooms, carpet throughout, gas radiator, loft hatch.

Lounge

15' 1" x 10' 11" (4.60m x 3.33m)
Double glazed window to the front aspect, gas radiator, carpet throughout, electric fireplace, TV point.

Kitchen

10' 8" x 8' 5" (3.25m x 2.57m)
Wall and base cupboard units, stainless steel sink and drainer, range cooker with half electric/half gas hob, washer/dryer, double glazed window to the side aspect, access to;

Dining Room

10' 8" x 8' 10" (3.25m x 2.69m)
Laminate flooring throughout, gas radiator, double glazed window to the rear aspect, double patio doors leading to the garden.

Bedroom One

12' 6" x 8' 9" (3.81m x 2.67m)
Double glazed window to the rear aspect, carpet throughout, built in wardrobe, gas radiator.

Bedroom Two

10' 9" x 10' 5" (3.28m x 3.17m)
Double glazed window to the front aspect, carpet throughout, gas radiator.

Bathroom

Bath with overhead shower, low level w/c, wash hand basin, laminate floor, extractor fan, double glazed window to the side aspect.

Loft Space

Partially boarded with pull-out ladder and light.

Rear Garden

Beautifully presented enclosed rear garden with patio area for seating, side access down both sides, laid to lawn and an outside tap.

Outbuildings

Two wooden sheds used for storage, one shed has power.





Fox & Sons are delighted to welcome to the market this two bedroom detached bungalow. The property is ideally located with local amenities and great transport links nearby.

Inside, the property boasts a spacious living room, fitted kitchen and a dining room with doors leading to the rear garden. Both bedrooms are generously sized, with bedroom one featuring built in storage solutions. The bathroom is modern and functional.

Outside, the generous rear garden is well-maintained with a patio seating area, laid to lawn and two wooden sheds. There is a garden to the front of the property along with a dual aspect driveway, ensuring enough parking for residents and guests.

A viewing is highly recommended to appreciate the space this home has to offer!



view this property online fox-and-sons.co.uk/Property/BIT112827



welcome to

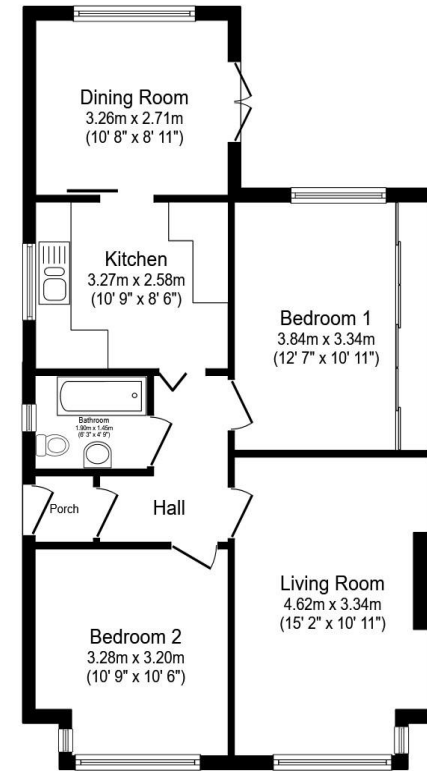
Chaucer Road, Southampton

- Detached Bungalow
- Two Double Bedrooms
- Dual Aspect Driveway
- Generous Rear Garden
- Two Reception Rooms

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in excess of

£300,000



Total floor area 65.8 m² (708 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online fox-and-sons.co.uk/Property/BIT112827



Property Ref:
BIT112827 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



023 8044 6724



Bitterne@fox-and-sons.co.uk



390c Bitterne Road, Bitterne, SOUTHAMPTON,
Hampshire, SO18 5RS



fox-and-sons.co.uk