



sparks ellison

39 Bodycoats Road, Chandler's Ford, SO53 2HA

Offers In Excess Of £315,000

Situated on the popular Bodycoats Road in Chandler's Ford, this well presented semi-detached bungalow offers comfortable and practical living accommodation throughout. The property features two spacious bedrooms, a generous sitting room, a modern family bathroom, and a recently refitted kitchen with direct access to the south/westerly facing rear garden. The garden provides an attractive outdoor space with plenty of natural light throughout the day. Further benefits include driveway parking and a well maintained interior, making the property ready to move into. Conveniently located close to the centre of Chandler's Ford, the property enjoys easy access to a range of shops, amenities and local services. The Number 1 bus route is also nearby, providing direct links to Winchester and Southampton. Offering single storey living in a sought after location, this is an excellent opportunity for a range of buyers.

ACCOMMODATION

Ground Floor

Entrance Hall:

Access to each room and storage cupboard.

Bedroom 1:

11'11" x 11'1" (3.63m x 3.38m) Built in wardrobe.

Bedroom 2:

9'7" x 8'8" (2.92m x 2.65m) Built in wardrobe.

Sitting Room:

Gas fireplace

Kitchen/Dining Room:

Kitchen area: 10'10" x 7'1" (3.30m x 2.16m) Range of modern units comprising electric oven, gas hob with extractor over and a unit also housing the boiler. Space for fridge freezer and washing machine. Access to the rear garden. Dining area: 8'10" x 6'2" (2.69m x 2.16m).

Shower Room:

Large walk-in shower with glass screen, wash basin and WC.

OUTSIDE

Front:

Driveway parking for multiple vehicles , lawn area and steps to front door.

Rear Garden:

Measuring approximately 55ft x 31ft with a pleasant south/westerly facing aspect. Large patio area and lawn space with free standing shed and greenhouse.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1953

Approximate Area:

656 sq ft / 60.9 sq m

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

Double glazing

Infant/Junior School:

Fryern Infant School / Fryern Junior School

Secondary School:

The Toynbee School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

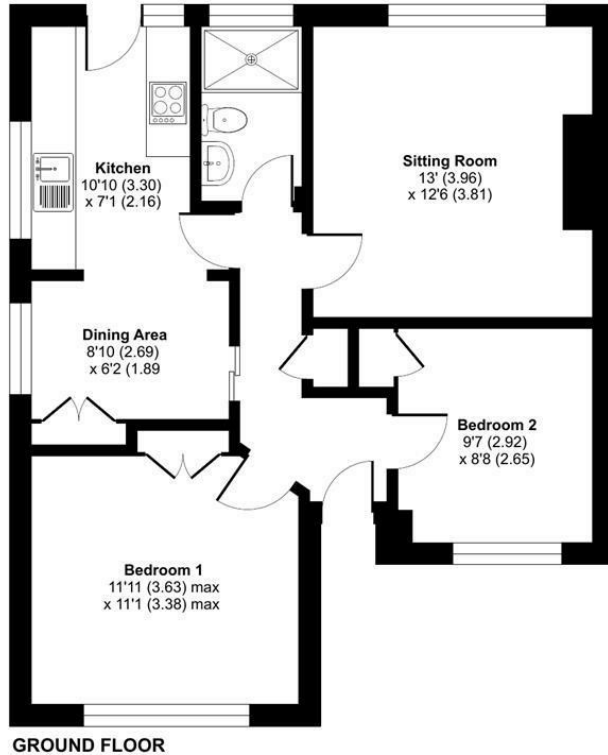
Band C

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 = 656 sq ft / 60.9 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		87
(69-80) C		
(55-68) D	66	
(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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