



sparks ellison

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

£325,000

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:

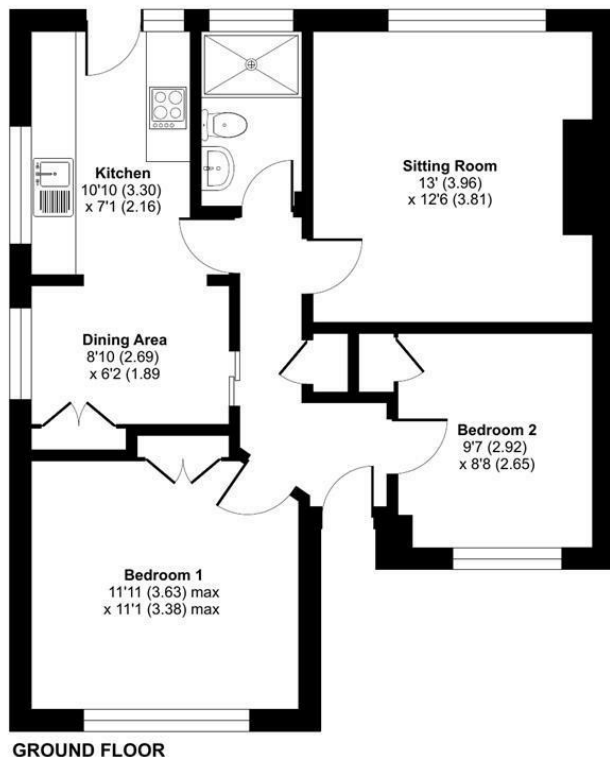
Band C

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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 87                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 66      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

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.



