



sparks ellison

90 Bournemouth Road, Chandler's ford, SO53 3DL

£300,000

Situated on Bournemouth Road in the sought after area of Chandler's Ford, this charming two bedroom terraced home offers a wonderful blend of character and modern living. Upon entering, you are welcomed into a cosy sitting room, creating a warm and inviting space to relax. The ground floor flows seamlessly through to the dining room and into the kitchen/breakfast area, providing an ideal layout for both everyday living and entertaining. A modern family bathroom and a convenient downstairs cloakroom further enhance the practicality of the home. Upstairs, the property offers two well proportioned double bedrooms, both providing comfortable and versatile accommodation. Externally, the home benefits from a private rear garden, perfect for enjoying the outdoors, along with driveway parking to the front for added convenience. This delightful home combines character features with modern touches. Easy access is gained onto the M3 & M27 Motorways as well as great transport links on your doorstep to get you into Winchester or Southampton.

ACCOMMODATION

Ground Floor

Sitting room:
11'1" x 10'11" (3.37m x 3.33m)

Dining room:
14'9" x 11'10" (4.49m x 3.61m) Understair cupboard, space for log burner, built-in cupboard.

Kitchen/breakfast room:
13'7" x 7'5" (4.14m x 2.27m) Range of units including space for a double cooker with extractor over, space for fridge freezer and integrated dishwasher. Front doors onto rear garden.

Utility:
5'9" x 5'0" (1.74m x 1.52m) Space for washing machine and tumble dryer.

Cloakroom:
WC and wash basin.

First Floor

Bedroom 1:
14'7" x 11'0" (4.45m x 3.35m) Built in cupboard.

Bedroom 2:
11'11" x 9'0" (3.63m x 2.74m) Built in wardrobe.

Bathroom:
Bath with shower over and folding glass screen, WC, wash basin with cupboard under.

OUTSIDE

Front:
Driveway parking two cars.

Rear:
Decking area, bar area and lawned space.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1860

Approximate Area:
969 sq ft / 90 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with connected ladder

Infant/Junior School:
Chandler's Ford Infant School / Merton Junior School

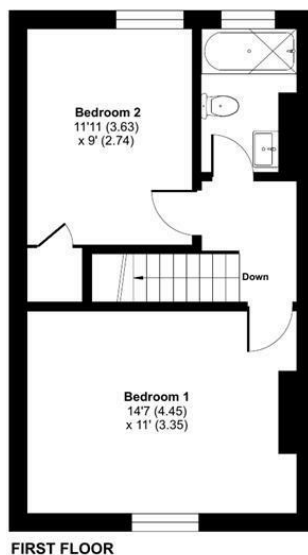
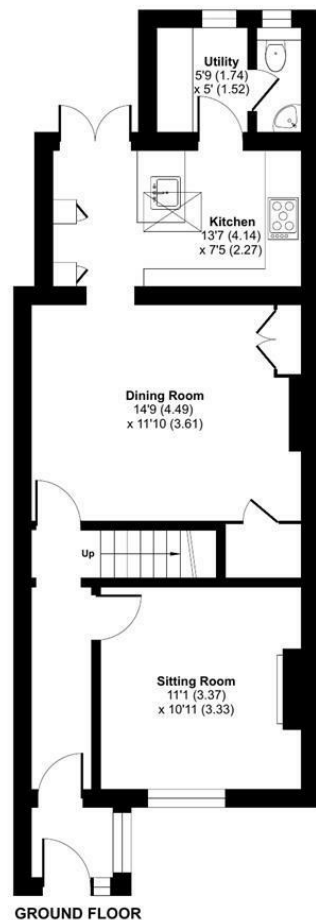
Secondary School:
The Toynbee School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band B

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 = 579 sq ft / 53.7 sq m
 First Floor = 390 sq ft / 36.2 sq m
 Total = 969 sq ft / 90 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		
(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	

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