



sparks ellison



## 49 Shaftesbury Avenue, Chandlers Ford, SO53 3BR

£375,000

A 1930's 3 bedroom detached chalet bungalow affording a delightful rear garden measuring approximately 78' x 40'7". Whilst the property is in neat and tidy fashion throughout it would benefit from updating and modernisation and also lends itself to extending upwards and outwards to create a larger family home subject to the normal consents. The current accommodation affords a degree of versatility in its use with the property being offered for sale with no forward chain.

### ACCOMMODATION

#### Ground Floor

Reception Hall:	Stairs to first floor, 3 storage cupboards.
Sitting Room:	16'4" x 11' (4.98m x 3.35m) Fireplace with gas coal effect fire, patio doors to conservatory.
Conservatory:	11'5" x 9'2" (3.48m x 2.79m)
Dining Room:	9'11" x 9'2" (3.02m x 2.79m)
Kitchen:	10' x 8' (3.05m x 2.44m) Range of units, space and plumbing for appliances, door to lobby/utility.
Utility Room:	19'4" x 4'5" (5.89m x 1.35m) Space and plumbing for appliances, boiler, door to outside, open plan to conservatory.
Cloakroom:	WC.
Bathroom:	7'7" x 4'8" (2.31m x 1.42m) Suite comprising bath with shower unit over, wash basin, medicine cupboard.
Bedroom 1:	15'8" x 11' (4.78m x 3.35m) Into bay window, fitted wardrobes and dressing table.
Bedroom 2:	11' x 11' (3.35m x 3.35m)

#### First Floor

Landing:	Door to good sized L shaped loft space which is part boarded.
Bedroom 3:	12'6" x 12'1" (3.81m x 3.68m) Built in wardrobe.

### OUTSIDE

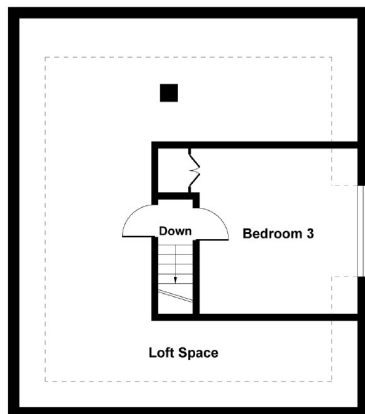
Front:	A brick paved driveway affords off street parking and extends along side with the remainder being lawned with well stocked borders surrounding.
Rear Garden:	A particularly attractive feature of the property measuring approximately 78' x 40'7" (23.8m x 12.43m), The rear garden is mainly lawn and surrounded by well stocked and mature flower and shrub borders together with trees and patio enclosed by fencing.
Workshop:	11'8" x 7'9" (3.56m x 2.36m) Power connected.
Shed:	6' x 4'11" (1.83m x 1.50m)

### OTHER INFORMATION

Tenure:	Freehold
Approximate Age:	1930's
Approximate Area:	1913sqft/177.7sqm (including limited use areas)
Sellers Position:	No forward chain
Heating:	Gas central heating
Windows:	UPVC double glazed windows
Loft Space:	Part boarded with light connected
Infant/Junior School:	Fryern Infant/Junior School
Secondary School:	Toynbee Secondary School
Local Council:	Eastleigh Borough Council 02380 688000
Council Tax:	Band D - £1818.58 21 / 22



Ground Floor = 1135 sq ft / 105.4 sq m  
First Floor = 562 sq ft / 52.2 sq m  
Limited Use Area(s) = 216 sq ft / 20.1 sq m  
Total = 1913 sq ft / 177.7 sq m  
For identification only - Not to scale



Denotes restricted  
head height

FIRST FLOOR



GROUND FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021.  
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