



## 50 Valley Road, Chandlers Ford, SO53 1GP

£350,000

An excellent opportunity to acquire an established 3 bedroom semi detached house constructed in 1959 and owned by the same family since. The property affords enormous potential with regards to refurbishment throughout but subject to planning could also be extended to the side and rear to create a substantial family home. The property enjoys a good size plot with an attractive rear garden measuring approximately 53' in length providing a pleasant southerly aspect. The convenient and established location within the heart of Chandlers Ford provides easy access to a range of amenities on Hursley Road and Hiltingbury with the centre of Chandlers Ford being a short distance away. The property also falls within the catchment for the popular Thornden School and is offered for sale with no forward chain.

### ACCOMMODATION

#### Ground Floor

Entrance Porch:

Reception Hall: Stairs to first floor with cupboard under, boiler.

Sitting Room: 12'3" x 10'6" (3.73m x 3.20m) Gas fire.

Dining Room: 11'2" x 7'6" (3.40m x 2.29m) Storage cupboard

Kitchen: 10'6" x 8'9" (3.20m x 2.67m) Range of units, space and plumbing for appliances, larder cupboard, door to rear garden.

#### First Floor

Landing: Hatch to loft space.

Bedroom 1: 12'6" x 9'7" (3.81m x 2.92m)

Bedroom 2: 10'6" x 10'5" (3.20m x 3.18m) Built in cupboard.

Bedroom 3: 9'9" x 7' (2.97m x 2.13m) Airing cupboard.

Bathroom: 7'10" x 5'9" (2.39m x 1.75m) Suite comprising bath, wc, wash basin.

### OUTSIDE

Front: A good sized frontage provides a driveway affording off road parking with adjacent lawn enclosed by hedging and side access to rear garden.

Rear Garden: Approximately 53'8" x 35'6" enjoying a pleasant southerly aspect with lawned areas enclosed by fencing, 2 garden sheds.

Detached Garage:

### OTHER INFORMATION

Tenure: Freehold

Approximate Age: 1959

Approximate Area: 72.4sqm/780sqft

Sellers Position: No forward chain

Heating: Gas central heating

Windows: UPVC double glazing

Loft Space: Partially boarded with light connected

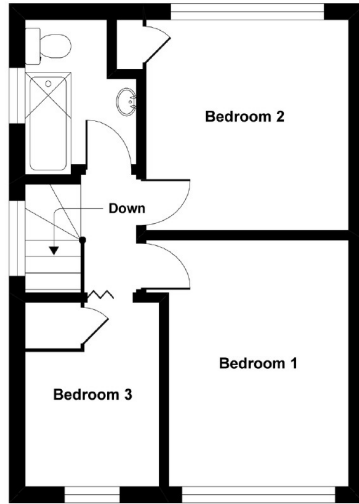
Infant/Junior School: Chandlers Ford Infant / Merdon Junior School

Secondary School: Thornden School

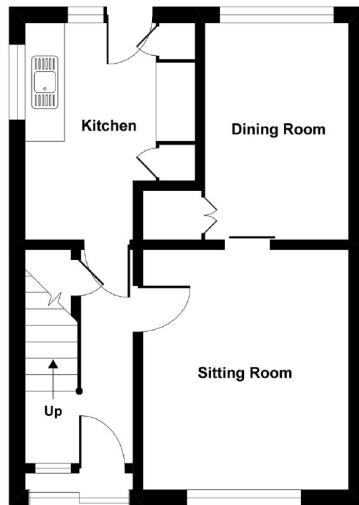
Local Council: Eastleigh Borough Council - 02380 688000

Council Tax: Band D - £1736.84 20/21

Ground Floor = 390 sq ft / 36.2 sq m  
 First Floor = 390 sq ft / 36.2 sq m  
 Total = 780 sq ft / 72.4 sq m  
 For identification only - Not to scale



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>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</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). © n3cheom 2021. Produced for Sparks Ellison. REF: 682072

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