



Monmouth Close, Valley Park, Chandler's Ford, SO53 4SZ

Jonathan Rees



With two bedrooms and a southerly facing rear garden this ideal home in Valley Park is positioned in a convenient location just a short walk to the local railway station.



£240,000

Two Bedrooms
Southerly Facing Rear Garden
Ideal Investment Property
Ideal First Time Buy
Gas Central Heating
Double Glazing
Close To Railway Station
Short Walk To Shops



ENTRANCE HALL

Stairs to the first floor, open to the kitchen and door to the living room, under stairs storage.

LIVING ROOM

13' 1" x 11' 9" (3.99m x 3.58m)

Patio doors to the rear garden, a light and airy space ideal for sitting and dining.

KITCHEN

11' 5" x 5' 9" (3.48m x 1.75m)

Window to the front aspect, a range of eye and base level units with space for a fridge freezer and washing machine, fitted cooker and hob, open to the entrance hall.

LANDING

Loft access hatch, stairs to the first floor.

MASTER BEDROOM

9' 9" x 9' (2.97m x 2.74m)

Window overlooking the rear aspect, fitted wardrobes.

BEDROOM TWO

11' 9" x 9' 2" (3.58m x 2.79m)

Window to the front aspect, cupboard housing the wall mounted 'Worcester' boiler and storage.

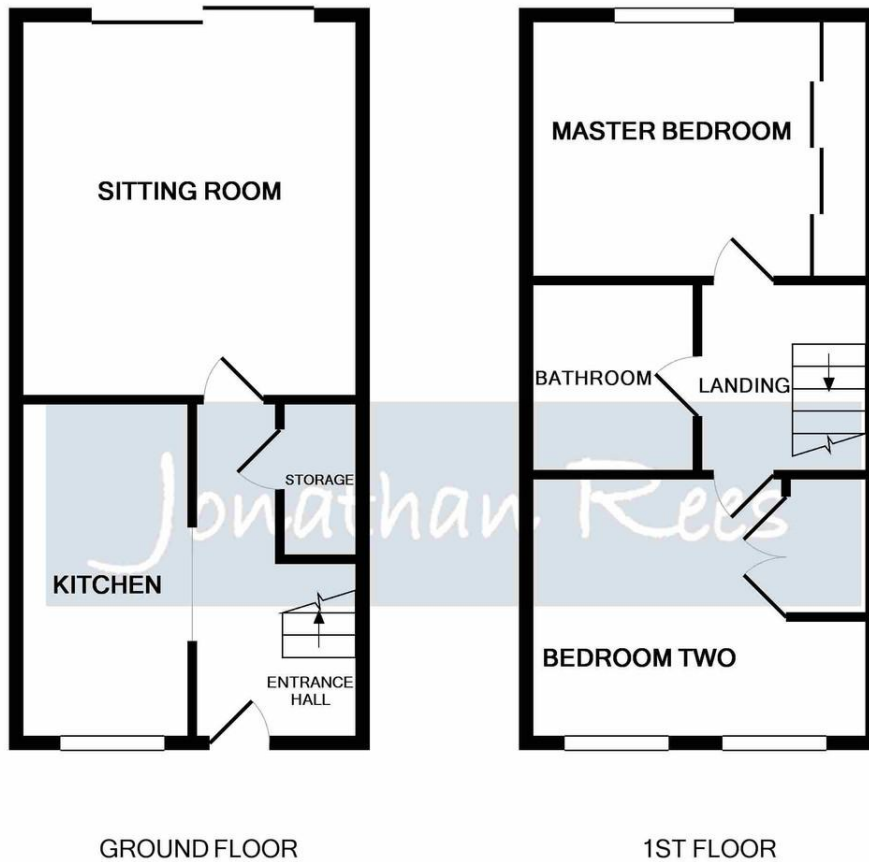
BATHROOM

Three piece white suite comprising a low level W/C, wash hand basin and bath with electric shower over.

OUTSIDE

To the front the property is approached via a path with laid to lawn and shrub borders. The rear garden is mainly laid to lawn with rear access, patio area and shrub borders.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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IMPORTANT NOTICE

These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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Key Information

SCHOOL CATCHMENT AREA
 St Francis Infant and Junior School
 Toyndee Secondary School

EPC RATING
 TBC

