



Oakleaf Place, 33 Hursley Road, Chandler's Ford, SO53 2RL

Jonathan Rees



Situated to the first floor of this private residential development this two bedroom modern home benefits an easterly facing rear balcony, master bedroom with en-suite, lift access and a designated parking space.

£215,000

No Chain
Two Bedrooms
Master Bedroom with En-Suite
Designated Parking
Balcony
Lift Access
Close to Transport Links
Close to Shops

ENTRANCE HALL

Doors to all rooms, radiator, airing cupboard housing boiler, slatted shelves.

KITCHEN 10' 9" x 8' 7" (3.28m x 2.62m)

Window to side aspect, range of eye and base level units, stainless steel sink with mixer tap over, built in fridge/freezer, dishwasher, gas oven and hob with extractor over, space for washing machine, tiled to principle areas, tiled floor.

SITTING ROOM 16' 7" x 10' 10" (5.05m x 3.3m)

Patio doors leading to balcony looking out to rear communal garden, window to side aspect, two radiators, TV point,

MASTER BEDROOM 16' 10" x 9' 2" (5.13m x 2.79m) max

Window to rear aspect, built in double wardrobe, radiator, door to ensuite.

ENSUITE

Fully tiled shower cubicle with shower over, low level WC, pedestal wash hand basin, radiator, extractor fan, tiled to principle areas.

BEDROOM TWO 10' 5" x 8' 0" (3.18m x 2.44m)

Window to rear aspect, radiator.

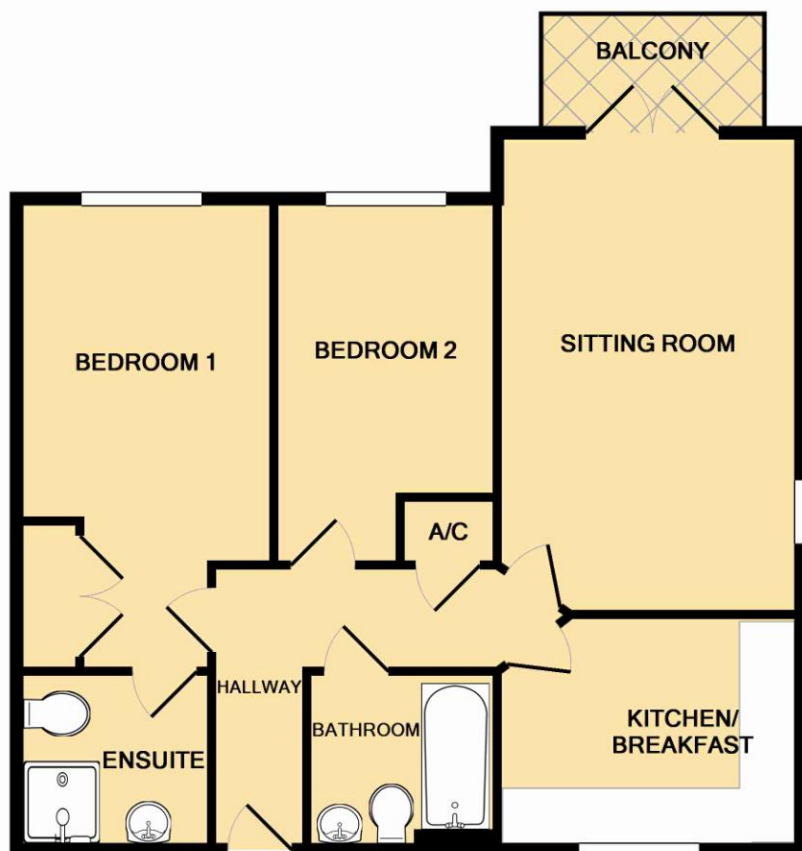
BATHROOM

Three piece suite comprising panel enclosed bath with hand held shower over, pedestal wash hand basin, low level WC, radiator, tiled to principle areas.

OUTSIDE

To the front of the block there are a number of visitor parking spaces. To the rear there is a communal garden and one allocated parking space.





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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Key Information

LOCAL AUTHORITY INFORMATION

Eastleigh Borough Council
Tax Band 'B'

LOCAL SCHOOLS INFORMATION

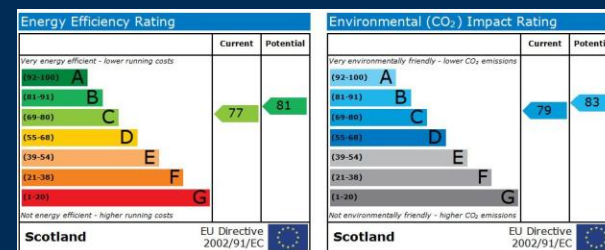
Infant: Chandler's Ford Infant School
Junior: Merton Junior School
Secondary: Toynebee Secondary School

LEASE/MAINTENANCE CHARGES

Lease: 111 Years Remaining
Service Charge: £667 (per half annum)
Ground Rent: £85 per annum

EPC RATING

C/77



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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