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64 Bodycoats Road, Chandler's Ford, SO53 2HB £335,000

This beautifully presented three bedroom terraced home on Bodycoats Road offers the perfect blend of comfort, style and practicality. Built approximately 1970, the property has been thoughtfully maintained and is ready for its next owners to move straight in. Upon entering, you are welcomed by a spacious entrance hall that sets the tone for the rest of the home. The kitchen/breakfast room provides an inviting space for everyday dining and family gatherings, while the generous sitting/dining room offers an excellent area for both relaxing and entertaining. With direct access to the rear garden, it is perfect for enjoying outdoor dining and making the most of the warmer months. Upstairs, there are three well proportioned bedrooms, ideal for families, guests or those requiring a home office and a modern family bathroom. Outside, the property benefits from driveway parking for added convenience. A garage located in a nearby block provides useful additional storage or parking options. The property enjoys a convenient location with excellent local amenities close at hand. Chandler's Ford center, with its range of shops, including Waitrose, cafes and everyday conveniences, is within easy reach. The popular Number 1 bus route is also nearby, providing excellent transport links to surrounding areas. For commuters, easy access is available to both the M3 and M27 motorway networks. Families will appreciate the excellent local schooling options, including the highly regarded Toynbee School.

ACCOMMODATION

Ground Floor

Entrance Hall:
Built-in open storage and storage cupboard under the stairs. Stairs to Sitting/Dining Room.

Kitchen/Breakfast Room:
Range of modern units comprising electric oven, electric hob with extractor hood over and space for a fridge/freezer and washing machine. Breakfast bar with space for stools.

Sitting/Dining Room:
Gas fireplace and French doors to rear garden. Stairs to Half Landing.

Half Landing
Airing cupboard and stairs to Upper Level.

Bedroom 2:
12'0" x 9'1" (3.65m x 2.77m)

Bathroom:
Suite comprising bath with shower over, WC and wash basin.

Upper Level
Storage cupboard.

Bedroom 1:
13'10" x 11'3" (4.22m x 3.43m)

Bedroom 3:
9'4" x 7'5" (2.85m x 2.27m)

OUTSIDE

Front:
Driveway parking and storage cupboard in the porch

Rear Garden:
Measuring Approx. 27 ft x 15 ft. Tiered, landscaped garden with patio area, artificial grass and flower beds with the top level providing a shingled area and rear gate leading to garage.

Garage:
The garage roof was replaced in December 2024 with 10 year guarantee.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1970

Approximate Area:
903 sq ft / 88.4 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded

Infant/Junior School:
Fryern Infant School / Fryern Junior School

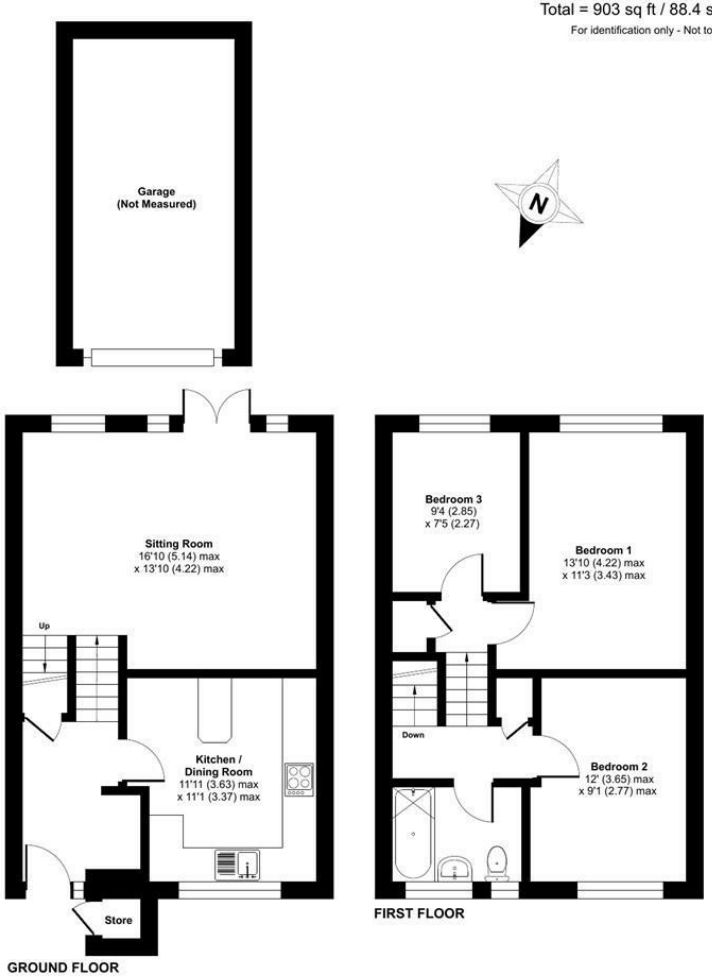
Secondary School:
The Toynbee School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band C

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 = 449 sq ft / 41.7 sq m (excludes garage)
First Floor = 449 sq ft / 41.7 sq m
Outbuilding = 5 sq ft / 0.4 sq m
Total = 903 sq ft / 88.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Sparks Ellison. REF: 1468481

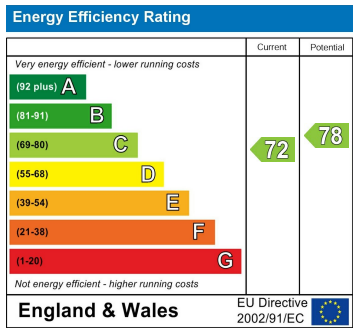












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The Property Ombudsman
NAEA National Association of Estate Agents

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