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For Sale



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# 21 Coach Hill Close, Chandler's Ford, SO53 1UA

£325,000

An excellent opportunity to secure a modern semi-detached home situated in a cul-de-sac position and benefiting from a double garage. The property benefits from two good size bedrooms and a sitting room that opens onto the rear garden. The rear garden extends around the back of the double garage and boasts two patio areas. Coach Hill Close sits within Thornden School catchment.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stairs to first floor.

#### Kitchen:

9'11" x 5'10" (3.02m x 1.77m) Built in oven, built in electric hob, fitted extractor hood, space and plumbing for washing machine and dishwasher, space for fridge freezer.

#### Sitting Room:

14'11" x 11'11" (4.54m x 3.64m) Under stairs storage cupboard.

### FIRST FLOOR

#### Landing:

Access to loft space.

#### Bedroom 1:

11'11" including wardrobe depth x 9'3" (3.64m x 2.82m) Built in wardrobes/cupboards/drawers.

#### Bedroom 2:

11'11" max x 8'10" (3.64m x 2.69m) Built in airing cupboard.

#### Bathroom:

6'5" x 5'11" (1.96m x 1.80m) White suite comprising bath with mixer tap and shower attachment, wash hand basin, WC.

### OUTSIDE

#### Front:

Steps to front door, driveway providing off road parking.

#### Rear Garden:

Comprises two paved patio areas, area laid to lawn, a raised area providing low maintenance gardening incorporating plants, shrubs and trees.

#### Double Garage:

Currently split by partitioning into two garages with twin up and over doors, power and light.

Garage 1: 16'9" x 8'1"

Garage 2: 16'10" x 9'

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1990's

#### Approximate Area:

912sqft/84.7sqm (Including garage)

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Loft Space:

Partially boarded with light connected

#### Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

#### Secondary School:

Thornden Secondary School

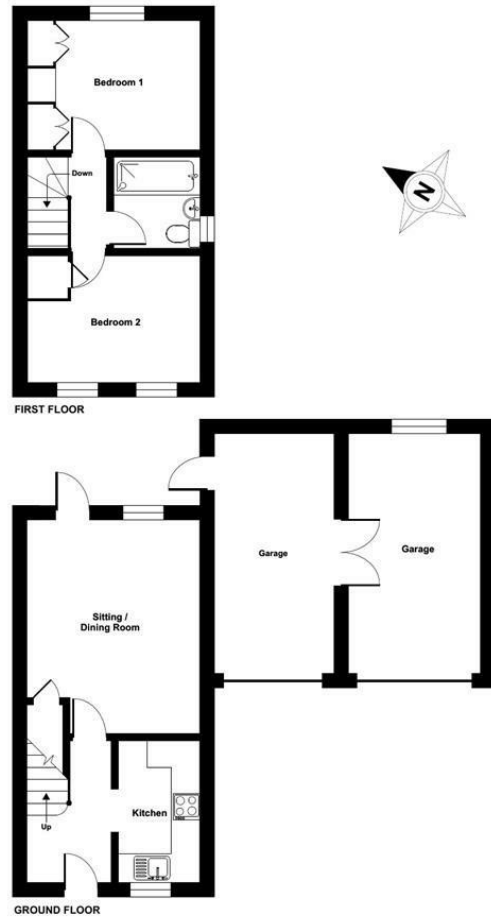
#### Council Tax:

Band C

#### Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 302 sq ft / 28.1 sq m  
 First Floor = 302 sq ft / 28.1 sq m  
 Garage = 308 sq ft / 28.5 sq m  
 Total = 912 sq ft / 84.7 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</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). © nricheom 2023. Produced for Sparks Ellison. REF: 1047184

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