



sparks ellison

10 Hiltingbury Close, Chandler's Ford, SO53 5NY

£325,000

A terrace home situated in an extremely popular close within the heart of Hiltingbury. The property benefits from an extension to the rear that provides a dining room to complement the sitting room and kitchen. The two first floor bedrooms benefit from built in wardrobes with the master boasting an en-suite shower room. Externally, there is an enclosed low maintenance garden and there is a garage with parking to front. Hiltingbury Close sits within catchment for Hiltingbury and Thornden schools and the property is offered for sale with no forward chain.

ACCOMMODATION:

GROUND FLOOR

Entrance Hall:

Stairs to first floor.

Sitting Room:

19'4" plus bay x 10'11" (5.89m plus bay x 3.33m) Fitted electric fire.

Dining Room:

13'7" x 7'8" (4.14m x 2.34m)

Kitchen:

9'4" x 8'8" (2.84m x 2.64m) Built in double oven, built in four ring gas hob, integrated extractor hood, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge freezer.

FIRST FLOOR

Landing:

Access to loft space.

Bedroom 1:

13'10" to wardrobes x 10'6" (4.22m to wardrobes x 3.20m) Wardrobes along one wall, built in storage cupboard.

En-suite:

9'10" x 3'9" (3.00m x 1.14m) White suite with chrome fittings comprising shower, wash hand basin with cupboard under, WC, boiler in cupboard.

Bedroom 2:

9' to wardrobes x 8'7" (2.74m to wardrobes x 2.62m) Fitted wardrobes along one wall.

Bathroom:

7'5" x 5'6" (2.26m x 1.68m) White suite with chrome fittings comprising bath with shower over, wash hand basin, WC.

OUTSIDE

Front:

Area laid to lawn, paved pathway to front door, side pedestrian access to rear garden.

Rear Garden:

Measures approximately 21' x 17' and comprises paved patio area, outside tap.

Garage:

15'11" x 9'3" Electric roller door, power and light. The garage is found to the left of the property and immediately to the right of 9a Hiltingbury Close.

Parking:

There is driveway providing off road parking to the front of the garage.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970's

Approximate Area:

85sqm/916sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Ladder & light connected

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Council Tax:

Band C

Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 499 sq ft / 46.3 sq m
 First Floor = 417 sq ft / 38.7 sq m
 Total = 916 sq ft / 85 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Sparks Ellison. REF: 954427



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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