



43 Ribble Close, Chandler's Ford, SO53 2NQ

£315,000

A mid terrace three bedroom family home providing split level accommodation and benefitting from well proportioned rooms and a well planned layout for family living. The living accommodation includes a kitchen/ breakfast room at the front with a 17' sitting room overlooking the rear garden. No.43 benefits from 2 parking spaces at the front of the property as well as a garage located in a nearby block. Ribble Close is a cul-de-sac conveniently located for local schools along with the centre of Chandler's Ford with it's array of facilities including Waitrose supermarket.

ACCOMMODATION:

Lower Ground Floor:

Entrance Hall:

Under stairs storage cupboard, stairs to upper ground floor.

Kitchen:

11'10" x 11'2" (3.61m x 3.40m) Space for Range style cooker, fitted extractor hood, integrated dishwasher, integrated washing machine, space for fridge freezer.

Upper Ground Floor:

Sitting/Dining Room:

17'1" x 14'4" (5.21m x 4.37m) Wall mounted electric fire, stairs to lower first floor.

Lower First Floor:

Landing:

Access to loft space, built in storage cupboard, stairs to upper first floor.

Bedroom 2:

11'11" x 8'11" (3.63m x 2.72m)

Bathroom:

7'7" x 5'6" (2.31m x 1.68m) White suite with chrome fittings comprising bath with shower over, wash hand basin, WC.

Upper First Floor:

Landing:

Access to loft space, built in storage cupboard.

Bedroom 1:

13'10" x 9'4" (4.22m x 2.84m)

Bedroom 3:

8'11" x 7'5" (2.72m x 2.26m)

OUTSIDE:

Front:

Block paved driveway providing off road parking for 2 vehicles. Steps to front door.

Rear Garden:

Measures approximately 22' x 17' and comprises paved patio area, area laid to artificial lawn, gate providing rear pedestrian access.

Garage:

Located in a nearby block.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1972

Approximate Area:

904sqft/83.9sqm

Sellers Position:

Found property to purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

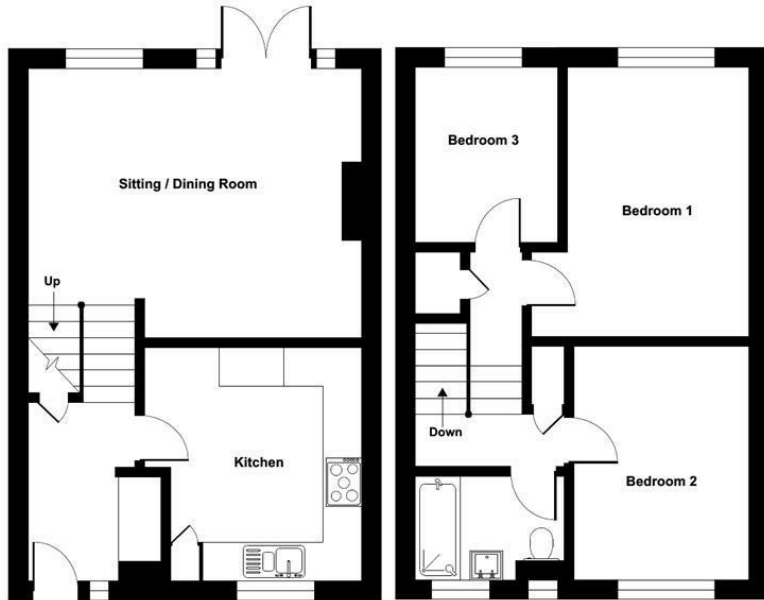
Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band C

Ground Floor = 452 sq ft / 41.9 sq m
 First Floor = 452 sq ft / 41.9 sq m
 Total = 904 sq ft / 83.9 sq m
 For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2022. Produced for Sparks Ellison. REF: 1060762

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