



# 9 Hamble Court, Chandler's Ford, SO53 2NN

£300,000

A three bedroom terrace property situated in a cul de sac location offering convenient access to the centre of Chandler's Ford. The property benefits from three bedrooms, two of which boast fitted wardrobes, along with a bathroom and separate wc. On the ground floor there is a kitchen/breakfast room and sitting/dining room. Externally there is an enclosed rear garden and No.9 also benefits from a semi detached garage and driveway. The vendor may be able to provide no forward chain.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch:

Built in storage cupboard.

#### Entrance Hall:

Stairs to first floor, built in storage cupboard.

#### Kitchen/Breakfast Room:

12'5" x 11'4" (3.78m x 3.45m) Gas cooker, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, space for further appliance, floor standing boiler, built in larder cupboard.

#### Sitting/Dining Room:

17' x 13'3" (5.18m x 4.04m) Fitted gas fire.

### FIRST FLOOR

#### Landing:

Built in airing cupboard.

#### Bedroom 1:

13'3" x 9'4" including wardrobe depth (4.04m x 2.84m including wardrobe depth) Range of fitted wardrobes.

#### Bedroom 2:

10'7" x 8'10" (3.23m x 2.69m) Fitted wardrobes.

#### Bedroom 3:

9'4" x 7'5" (2.84m x 2.26m)

#### Bathroom:

5'5" x 5'2" (1.65m x 1.57m) Comprising bath with shower over, wash hand basin.

#### Cloakroom:

4'7" x 2'5" (1.40m x 0.74m) Comprising wc.

### OUTSIDE

#### Front:

Area laid to shingle, stepped pathway to front door, planted bed.

#### Rear Garden:

Measures approximately 26' x 17' and comprises paved patio area, area laid to lawn, planted bed, gate providing rear access.

#### Garage:

16'2" x 8'3" (4.93m x 2.51m) With up and over door and driveway to fore. The garage is situated to the left hand side of the terrace and is the right hand garage of the pair.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1970's

#### Approximate Area:

1058sqft/98.1sqm (Including garage)

#### Sellers Position:

Looking for forward purchase but possibility of no forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazing

#### Loft Space:

Partially boarded, light connected

#### Infant/Junior School:

Fryern Infant/Junior School

#### Secondary School:

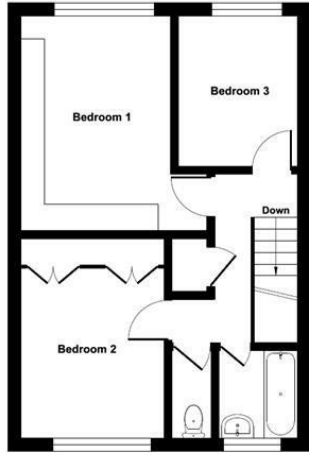
Toynbee Secondary School

#### Council Tax:

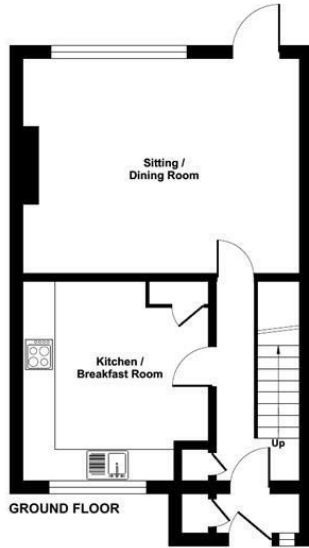
Band C

#### Local Council:

Eastleigh Borough Council - 02380 688000



FIRST FLOOR



GROUND FLOOR

Ground Floor = 475 sq ft / 44.1 sq m  
 First Floor = 451 sq ft / 41.8 sq m  
 Garage = 132 sq ft / 12.2 sq m  
 Total = 1058 sq ft / 98.1 sq m



For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
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). © nichecom 2024. Produced for Sparks Ellison. REF: 1173442

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