



sparks ellison

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

£290,000

A modern three bedroom terraced home situated in a cul-de-sac location close to the centre of Chandlers Ford and offered for sale with no forward chain. The first floor provides three bedrooms and a family bathroom whilst the ground floor boasts a kitchen/breakfast room, sitting room and conservatory. There is an enclosed rear garden and a garage situated in a block to the rear.

ACCOMMODATION

GROUND FLOOR

Entrance Porch:

Storage cupboard housing boiler.

Entrance Hall:

Stairs to first floor, built in storage cupboard, under stairs storage cupboard.

Kitchen/Dining Room:

12'5" x 11'3" (3.78m x 3.43m) Built in electric oven, built in four ring electric hob, fitted extractor hood, space and plumbing for washing machine, space for fridge freezer.

Sitting Room:

17'2" x 13'4" (5.23m x 4.06m) Fireplace surround and hearth with fitted coal effect gas fire.

Conservatory:

14'4" x 9' (4.37m x 2.74m)

FIRST FLOOR

Landing:

Built in airing cupboard housing hot water tank, access to loft space.

Bedroom 1:

13'5" x 9'5" plus door recess (4.09m x 2.87m plus door recess)

Bedroom 2:

12'5" x 8'8" (3.78m x 2.64m)

Bedroom 3:

9'3" x 7'5" (2.82m x 2.26m)

Bathroom:

8' x 5'6" (2.44m x 1.68m) White suite with chrome fittings comprising bath with shower over, wash hand basin, WC.

OUTSIDE

Front:

Area laid to lawn, area laid to shingle, stepped pathway to front door.

Rear Garden:

Measures approximately 32' at mid point x 17' and comprises a paved patio area, area laid to lawn, gate providing rear pedestrian access.

Garage:

There is a garage located in the block immediately behind the rear garden and as you enter the driveway to the garages and turn to your right it is the last garage on the right.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1975

Approximate Area:

1078sqft/100sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Fryern Infant School/Fryern Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

Band C

Local Council:

Eastleigh Borough Council - 02380 688000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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). © richemcom 2024. Produced for Sparks Ellison. REF: 1162064

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