



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

£325,000

A deceptively spacious three bedroom end of terrace property with a split level design and situated in a cul de sac location close to the centre of Chandler's Ford. The property benefits from a kitchen/breakfast room at the front with stairs leading down to a sitting/dining room that overlooks the westerly facing rear garden. There are three bedrooms sharing the re-fitted bathroom suite. Externally, there is off road parking at the front with an enclosed garden to the rear. There is also the added benefit of a garage in a block.

ACCOMMODATION

GROUND FLOOR

Entrance Hall, stairs to first floor, stairs to lower ground floor.

Kitchen/Breakfast Room:

12' x 11'2" (3.66m x 3.40m) Space and point for cooker, space for fridge freezer, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for table and chairs.

LOWER GROUND FLOOR

Sitting/Dining Room:

16'11" x 13'7" (5.16m x 4.14m)

FIRST FLOOR

Landing:

Access to loft space, stairs to upper first floor.

Bedroom 1:

13'7" x 9'3" (4.14m x 2.82m)

Bedroom 3:

9'3" x 7'6" (2.82m x 2.29m)

UPPER FIRST FLOOR

Landing:

Built in airing cupboard, access to loft space.

Bedroom 2:

12' x 9'2" (3.66m x 2.79m) Built in wardrobe (no door)

Bathroom:

9'3" x 5'5" (2.82m x 1.65m) Comprising bath with shower over, wash hand basin, wc.

OUTSIDE

Front:

Block paved driveway providing off road parking with additional parking area laid to shingle.

Rear Garden:

Benefitting from a pleasant westerly aspect and measures approximately 24' x 18' and comprises area laid to artificial lawn, paved patio area.

Garage:

16'4" x 7'11" (4.98m x 2.41m) Located in a block to the rear of the property. The garage is the 2nd one in on the right hand side with a white up and over door.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1968

Approximate Area:

84.5sqm/905sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

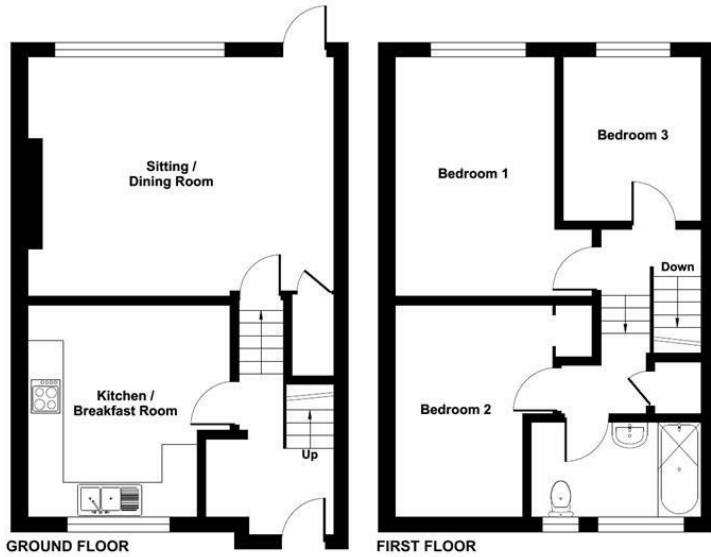
Band C

Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 455 sq ft / 42.2 sq m
 First Floor = 450 sq ft / 41.8 sq m
 Total = 905 sq ft / 84 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		66	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2024. Produced for Sparks Ellison. REF: 1206829

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
 Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



