



sparks ellison

18 Coach Hill Close, Chandler's Ford, SO53 1UA

£320,000

A stunning two bedroom semi-detached home presented to an exceptionally high standard throughout affording two good sized bedrooms and re-fitted modern bathroom to the first floor. On the ground floor the entrance leads to a cloakroom, open plan kitchen through to a separate living room overlooking the rear garden with South Westerly aspect. To the side of the property is a driveway that leads to the garage. The property is located within the popular South Millers Dale area which is within walking distance to local woodland walks as well as shops on Hursley Road and Chandler's Ford railway station as well as being in the catchment for the popular Thornden Secondary School.

ACCOMMODATION

Ground Floor

Entrance:

Open plan to kitchen and stairs to first floor.

Cloakroom:

Modern white suite comprising wash basin, wc.

Kitchen:

12' x 9'10" (3.66m x 3.00m) The kitchen has been fitted with a range of attractive cream gloss fronted units and wooden work surfaces, built in electric fan assisted oven with gas hob and extractor hood over, space for upright fridge freezer, integrated dishwasher, under unit lighting and concealed gas central heating boiler.

Sitting Room/Dining Room:

15'1" x 12' (4.60m x 3.66m) Under stairs storage cupboard, sliding French doors overlooking the rear garden, feature fireplace with electric fire inset.

First Floor

Landing:

Bedroom 1:

10' x 9'4" (3.05m x 2.84m) Measurement taken up to a range of wall to wall fitted wardrobes and drawers.

Bedroom 2:

11'11" x 8'10" (3.63m x 2.69m) Built in airing cupboard housing hot water cylinder, range of fitted wardrobes.

Bathroom:

6'5" x 5'6" (1.96m x 1.68m) Re-fitted modern white suite comprising bath with shower unit over, wash basin, wc.

OUTSIDE

Front:

To the front of the property is a driveway providing off road parking and in turn access to the garage, pathway giving access to the front door with a selection of mature planting.

Rear Garden:

Approximately 37' x 22' enjoying a pleasant south Westerly aspect. The gardens are landscaped with decked areas ideal for outside entertaining together with lawned area and

well stocked borders enclosed by fencing, outside lighting and shed. The rear garden also enjoys views over a wooded area.

Garage:

17'1" x 8'3" (5.21m x 2.51m) Up and over door and pedestrian door to the rear with window, light and power connected and storage space in the roof void, space and ventilation for tumble dryer, space, plumbing and provision for automatic washing machine.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1996

Approximate Area:

72.7sqm/784sqft (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Chandlers Ford Infant School/Merdon Junior School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band C

Ground Floor = 340 sq ft / 31.5 sq m
 First Floor = 304 sq ft / 28.2 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 784 sq ft / 72.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(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). © richcom 2024. Produced for Sparks Ellison. REF: 1198634

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