



# 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:

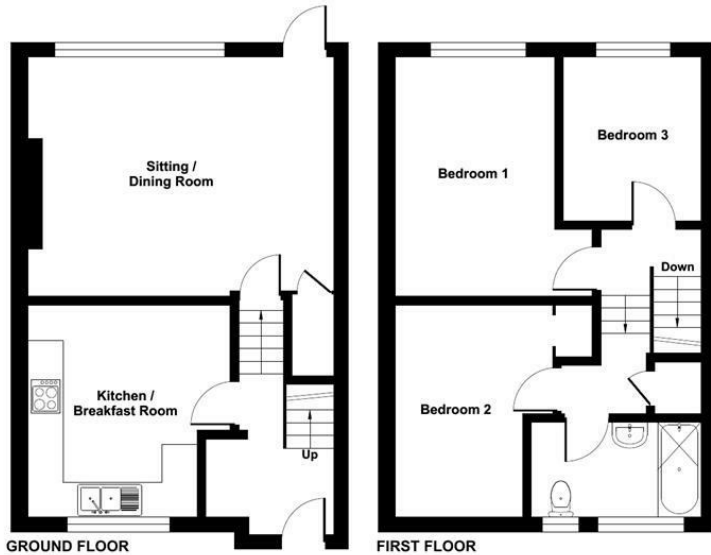
Band C

### 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

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