



sparky ellison

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

£1,700 Per Calendar Month

A beautifully presented end terraced three bedroom house situated in a cul de sac close to the centre of Chandler's Ford. The property is in excellent condition having recently been refurbished throughout. On the ground floor is a cloakroom, sitting room and a super kitchen/breakfast/family room with a newly fitted kitchen, white goods, storage and a roof lantern providing lots of light. On the first floor are three bedrooms and a family bathroom. The property benefits from a low maintenance tiered garden, which is accessible to the side of the property as well as a large driveway proving a good degree of off road parking.

ACCOMMODATION:

GROUND FLOOR

Entrance Hall:

Stairs to first floor.

Cloakroom:

4'8" x 3'2" (1.42m x 0.97m) Comprising wash hand basin, wc.

Sitting Room:

13'7" x 13'5" (4.14m x 4.09m)

Kitchen/Breakfast/Family Room:

17'5" x 15'8" (5.31m x 4.78m) A wonderful space providing the hub of the home with new fitted kitchen comprising built in double oven, built in induction hob, fitted extractor hood, integrated dishwasher, washing machine, fridge freezer, 2 understairs storage cupboards, fitted breakfast bar, roof lantern.

Landing:

Built in storage cupboard housing boiler.

Bedroom 1:

13'9" x 9'10" (4.19m x 3.00m)

Bedroom 2:

9'5" x 9'1" (2.87m x 2.77m) Built in storage cupboard.

Bedroom 3:

10'7" max x 6'11" max (3.23m x 2.11m)

Bathroom:

7'5" x 5'4" (2.26m x 1.63m) Comprising bath with shower attachment, wash hand basin with cupboard under, wc, tiled floor, tiled walls.

OUTSIDE:

Front:

Large block paved driveway providing off road parking for approximately four vehicles, side pedestrian access to rear garden.

Rear Garden

Measures approximately 35' x 20'. A low maintenance tiered garden with area laid to timber deck., area laid to bark, outside power points, outside tap.

OTHER INFORMATION

Managment:

Tenant find only

Availability:

Immediatley

Deposit:

£1961

Pets:

No

Infant/Junior School:

Fryern infant/junior school

Secondary:

Toynbee Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band C

Ground Floor = 599 sq ft / 55.6 sq m
 First Floor = 454 sq ft / 42.1 sq m
 Total = 1053 sq ft / 97.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(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). © richcom 2024. Produced for Sparks Ellison. REF: 1218735

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