





# 19 Coach Hill Close, Chandler's Ford, SO53 1UA

£1,300 Per Calendar Month

A well presented two bedroom semi-detached home with the benefit of a driveway and garage and situated in a cul-de-sac location.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall:

Stairs to first floor.

#### Kitchen:

9'10" x 5'8" (3.00 x 1.73) Built in oven, built in gas hob with extractor hood over, plumbing and space for dishwasher, space for fridge/freezer, door to rear garden.

#### Sitting Room:

14'11" x 11'11" (4.55 x 3.63) Under stairs storage cupboard.

### First Floor

#### Landing:

#### Bedroom 1:

11'11" x 9'3" (3.63 x 2.82)

#### Bedroom 2:

11'11" x 8'9" (3.63 x 2.67) Built in airing cupboard.

#### Bathroom:

6'5" x 5'5" (1.96 x 1.65) White suite with chrome fittings comprising bath with shower, shower screen, wash hand basin, low level WC, tiled flooring.

## OUTSIDE

### Front:

A variety of plants and shrubs, steps leading to front door, driveway providing off road parking.

### Rear Garden:

Patio area with steps leading to lawned area, outside tap and variety of plants and shrubs, pond.

### Garage:

16'9" x 8'2" (5.11 x 2.49) Power and lighting, plumbing for washing machine, up and over door.

## OTHER INFORMATION

### Management:

Tenant find only

### Availability:

Immediately

### Pets:

No

### Deposit:

£1500

### Tenure:

Freehold

### Approximate Age:

1990

### Approximate Area:

604sqft/56.1sqm

### Heating:

Gas central heating

### Windows:

Wooden double glazing

### Infant/Junior School:

Chandlers Ford Infant/Merdon Junior School

### Secondary School:

Thornden Secondary School

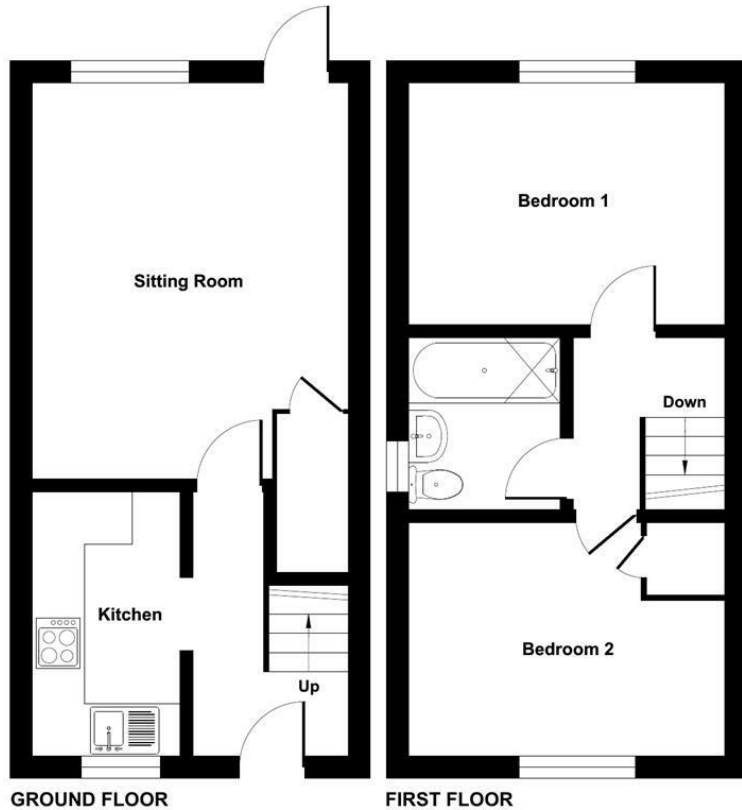
### Local Council:

Eastleigh Borough Council - 02380 368000

### Council Tax:

Band C

Ground Floor = 302 sq ft / 28.05 sq m  
 First Floor = 302 sq ft / 28.05 sq m  
 Total = 604 sq ft / 56.1 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		74	
(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). © nrichcom 2025. Produced for Sparks Ellison. REF: 1229476

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