



sparks ellison

11 Ridgeway Walk, Chandler's Ford, SO53 2LT

£285,000

A well presented terrace family home situated conveniently for access to the centre of Chandler's Ford along with Toynbee School. The property has been extensively modernised by the current owners and, over the past few years, they have replaced the boiler, kitchen, bathroom, windows and flooring as well as decorating throughout. The property provides well proportioned rooms internally as well as a well maintained rear garden that benefits from rear pedestrian access. Further benefits include a garage located in a nearby block along with parking.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Understairs storage cupboard.

Sitting/Dining Room:

22'10" x 10'6" max (6.96m x 3.20m max)

Kitchen:

11'7" x 6'11" (3.53m x 2.11m) Built in oven, built in gas hob, fitted extractor hood, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher.

FIRST FLOOR

Landing:

Built in airing cupboard housing boiler.

Bedroom 1:

13'8" max x 10'4" max (4.17m max x 3.15m max)

Bedroom 2:

9'9" x 8'1" (2.97m x 2.46m)

Bedroom 3:

11' x 6' (3.35m x 1.83m)

Bathroom:

8'2" x 5'5" (2.49m x 1.65m) Comprising bath with shower over, wash hand basin with cupboard under, wc.

OUTSIDE

Front:

Area laid to lawn, steps to front door.

Rear Garden:

Measures approximately 29' x 17' and comprises paved patio area, area laid to

lawn, garden shed, rear pedestrian access, outside lighting, steps to further patio area.

Garage:

15'7" x 8'1" (4.75m x 2.46m) Located in a nearby block to the left of the property (garage for No.11 is the 2nd one in from the right hand side) with up and over door. there is also a parking space in front of the garage.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1968

Approximate Area:

78.9sqm/850sqft

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

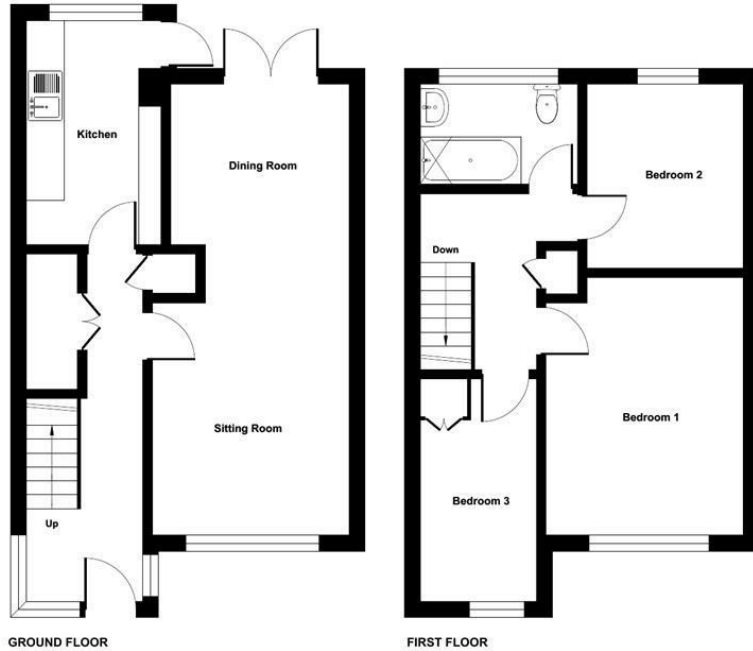
Council Tax:

Band B

Local Council:

Eastleigh Borough Council - 02389 688000

Ground Floor = 437 sq ft / 40.5 sq m
 First Floor = 413 sq ft / 38.3 sq m
 Total = 850 sq ft / 78.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		64
(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

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