



9 The Copse, Chandler's Ford, SO53 2HW

£299,950

A three bedroom end of terrace home offered for sale with no chain. The property benefits from spacious well proportioned accommodation highlighted by the 24' living room and would benefit from updating throughout. Further attributes include a garage to the rear of the property and a convenient location close to the centre of Chandlers Ford and within easy reach of the motorway network.

ACCOMMODATION

Ground Floor

Entrance Porch:

Door to reception hall:

Reception Hall:

Stairs to first floor with cupboard under.

Living Room:

24'5" x 11'3" narrowing to 8'3" (7.44m x 3.43m narrowing to 2.51m) Door to garden.

Kitchen:

10'4" x 8'5" (3.15m x 2.57m) Range of units, electric oven and gas hob, space and plumbing for further appliances. washing machine to remain.

First Floor

Landing:

Airing cupboard housing combination boiler.

Bedroom 1:

14'1" x 9' (4.29m x 2.74m) Built in cupboard.

Bedroom 2:

11' x 8'5" (3.35m x 2.57m)

Bedroom 3:

11'2" x 6'5" (3.40m x 1.96m)

Shower Room:

10'6" x 5'9" (3.20m x 1.75m) Measurement into shower cubicle with glazed screen, wash basin. wc.

OUTSIDE:

Front:

Pathway to front door and adjacent lawned area.

Rear Garden:

Approximately 32' x 26' Lawned area enclosed by fencing with path to rear gate and driveway.

Garage:

17'2" x 8'2" (5.23m x 2.49m) Driveway to the fore.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970's

Approximate Area:

82.2sqm/885sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Local Council:

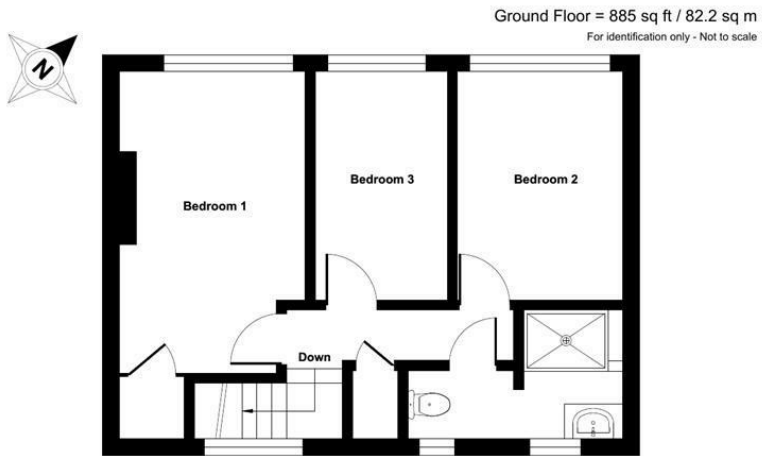
Eastleigh Borough Council - 02380 688000

Council Tax:

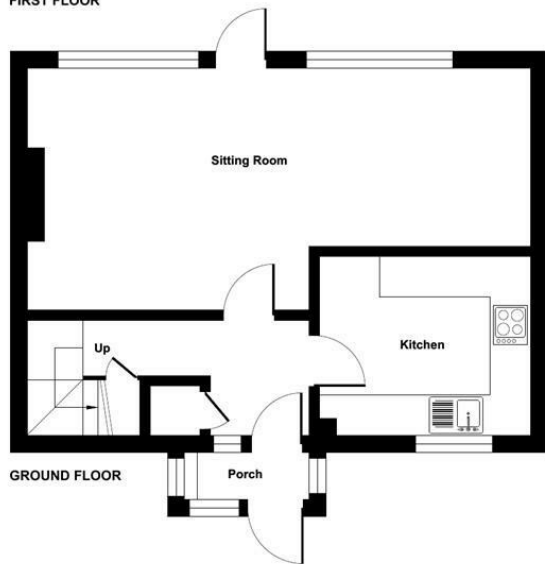
Band C

Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.



FIRST FLOOR



GROUND FLOOR



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 69 | |
| (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). © ritchecom 2025. Produced for Sparks Ellison. REF: 1247465

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk



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