



# 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:

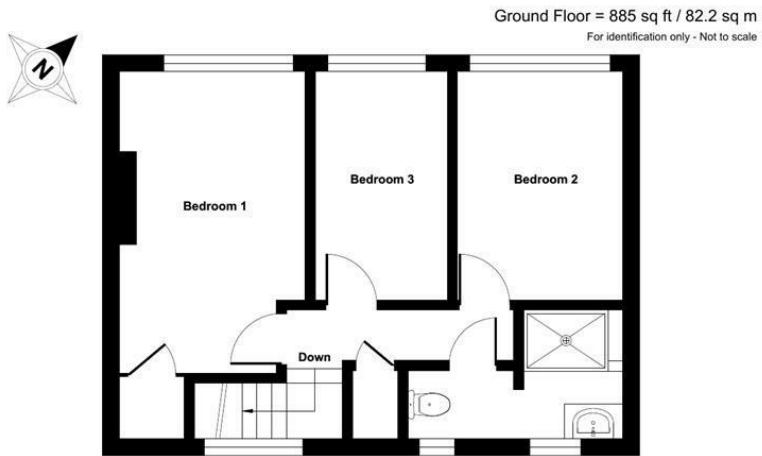
Eastleigh Borough Council - 02380 688000

### Council Tax:

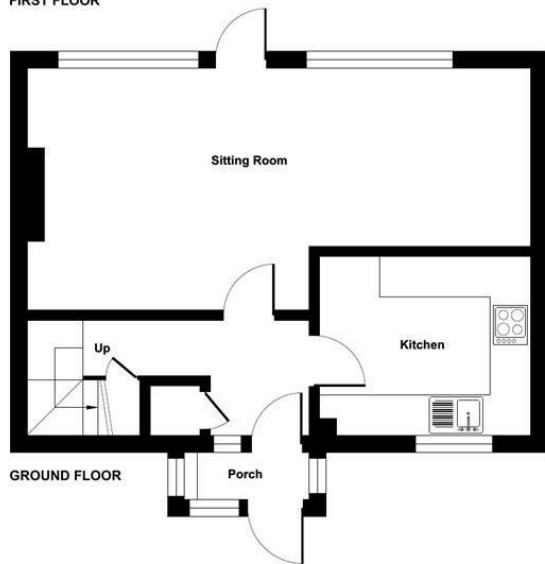
Band C

### 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

