



sparks ellison

14 Coach Hill Close, Chandler's Ford, SO53 1UA

£275,000

Situated in the popular cul-de-sac of Coach Hill Close in South Millers Dale, this modern end-terrace house presents an excellent opportunity for those seeking a property to make their own. With two well-proportioned bedrooms and a good size reception room leading to a conservatory, this home is perfect for small families, couples, or individuals. The property offers allocated parking ensuring convenience for residents. While the house is in need of general updating and modernisation, it provides a blank canvas for buyers to infuse their personal style and preferences. The absence of a forward chain makes this an attractive option for those eager to move in without delay. Situated within the desirable Thornden School catchment area, this location is ideal for families prioritising education. The surrounding neighbourhood is known for its friendly atmosphere and community spirit, making it a wonderful place to call home. In summary, this end-terrace house on Coach Hill Close is a promising prospect for anyone looking to invest in a property with potential. With its modern layout, convenient parking, and excellent local amenities, it is sure to appeal to a wide range of buyers.

ACCOMMODATION:

GROUND FLOOR

Entrance Hall:

Built in storage cupboard housing boiler, built in airing cupboard, further built in storage cupboard.

Kitchen:

8'11" x 7'10" (2.71m x 2.39m) Built in oven, fitted extractor hood, space and plumbing for washing machine, space and fridge freezer, breakfast bar.

Sitting Room:

14'8" x 13'7" (4.47m x 4.13m) Fitted gas fire.

Conservatory:

8'11" x 8'4" (2.73m x 2.55m)

FIRST FLOOR

Landing:

Bedroom 1:

14'8" x 11'1" (4.47m x 3.38m)

Bedroom 2:

11'5" x 7'11" (3.47m x 2.42m)

Bathroom:

Comprising bath with shower over, wash hand basin, WC.

OUTSIDE:

Front:

Paved pathway to front door, area laid to lawn, area laid to shingle, side access to rear garden.

Rear Garden:

Measures approximately 26' x 19' and comprises area laid to lawn, area laid to timber deck, steps to further area laid to artificial lawn with covered area and garden shed, gate providing rear access.

Parking:

There is an allocated parking space for the property. this can be found in the parking area to the left hand side of the property and is the last space on the right hand side as you enter. There are also 2 visitor parking bays.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1991

Approximate Area:

70.1sqm/755sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

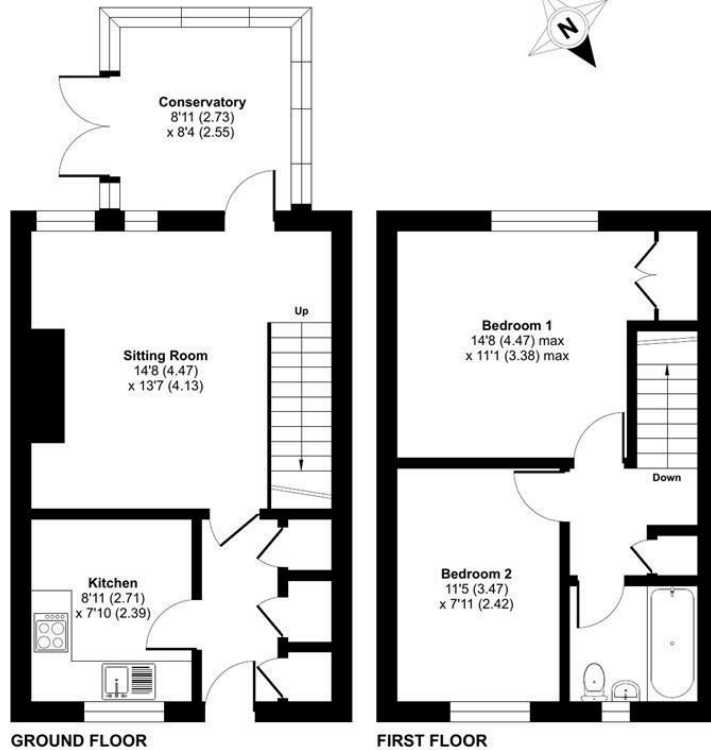
Council Tax:

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 £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 419 sq ft / 38.9 sq m  
 First Floor = 336 sq ft / 31.2 sq m  
 Total = 755 sq ft / 70.1 sq m  
 For identification only - Not to scale



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>88</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>61</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 |

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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.

