



sparks ellison

17 Ribble Close, Chandler's Ford, SO53 2NQ

£335,000

Situated in the quiet cul-de-sac of Ribble Close, Chandler's Ford, this stunning three bedroom end terrace home offers well planned accommodation throughout. The ground floor features a refitted kitchen/breakfast room, providing a modern and practical space for everyday living, along with a cloakroom. On the first floor is a spacious sitting/dining room, with bi-fold doors opening directly onto the private rear garden. The accommodation continues over the two upper levels, with three well proportioned bedrooms and a beautiful, modern family bathroom. The layout offers good separation between the living and bedroom spaces. Outside, the landscaped rear garden provides a good space for seating or entertaining. There is also a garage with parking available in front, providing useful parking and storage. The location is another key benefit, with Toynbee School and the number 1 bus route within walking distance. The bus route provides access to both Southampton and Winchester, while the property is also well placed for local amenities and transport links. A beautifully presented three bedroom end terrace home in a quiet Chandler's Ford cul-de-sac, with a refitted kitchen, modern bathroom, private garden and garage. This home is one not to be missed.

ACCOMMODATION

- Porch:**
- Entrance Hall:**
Storage cupboard under the stairs and stairs to next level.
- Cloakroom:**
Comprising WC and wash hand basin.
- Kitchen:**
11'10" x 9'10" (3.61m x 3.00m) Modern range of units comprising integrated electric double oven, integrated induction hob with extractor hood over and integrated dishwasher. Space for fridge/freezer and space for washing machine.
- Sitting/Dining Room:**
17'0" x 13'9" (5.19m x 4.18m) Electric fireplace and bi-fold doors onto rear garden and stairs to next level.
- Landing:**
Storage cupboard and access to small loft space, stairs to next level.
- Family Bathroom:**
Modern suite comprising bath with rainfall showerhead over, wash hand basin with cupboard under and WC.
- Bedroom 2:**
12'0" x 8'10" (3.65m x 2.69m)
- Landing:**
Airing cupboard.
- Bedroom 1:**
13'9" x 11'3" (4.19m x 3.43m)
- Bedroom 3:**
8'10" x 7'5" (2.70m x 2.26m)

OUTSIDE

- Front:**
Attractively landscaped with low-maintenance shingle beds, a paved pathway to the entrance, and enclosed side access, creating a smart and welcoming frontage.

- Rear Garden:**
Measuring approximately 21' x 28' and south facing. A beautifully landscaped, low maintenance rear garden featuring a generous paved terrace, tiered seating areas, decorative shingle and attractive stone retaining walls. Enclosed by timber fencing, the garden offers a private and peaceful setting ideal for outdoor dining and entertaining.

- Garage:**
15'7" x 8'5" (4.76m x 2.56m) Located in a block opposite the property.

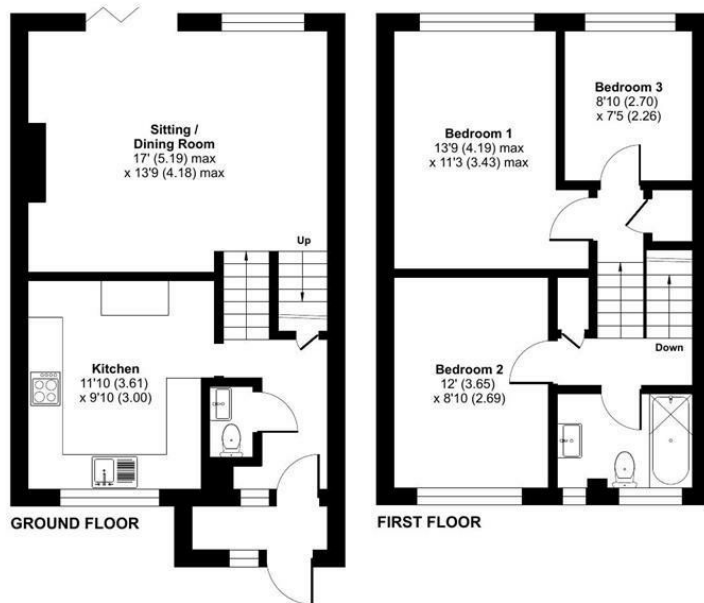
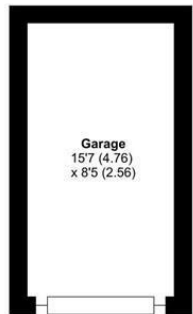
OTHER INFORMATION

- Tenure:**
Freehold
- Approximate Age:**
1975
- Approximate Area:**
1045 sq ft / 96.9 sq m (including garage)
- Sellers Position:**
Looking for a forward purchase
- Heating:**
Gas central heating
- Windows:**
UPVC double glazing
- Infant/Junior School:**
Fryern Infant School / Fryern Junior School
- Secondary School:**
The Toynbee 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 = 470 sq ft / 43.6 sq m
 First Floor = 444 sq ft / 41.2 sq m
 Garage = 131 sq ft / 12.1 sq m
 Total = 1045 sq ft / 96.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Sparks Ellison. REF: 1523496



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	64	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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.



