



sparks ellison

63 Ribble Close, Chandlers Ford, SO53 2NQ

£270,000

A three bedroom home situated in a quiet cul-de-sac just off Bodycoats Road close to the centre of Chandlers Ford and the two main shopping areas, bus services and local schools. The property benefits from a re-fitted kitchen, a double width brick paved driveway and integral garage.

DIRECTIONS

From our office proceed south, continue down the hill and at the bottom turn left onto Springhill Road. Proceed through the S bend into Bodycoats Road. Take the second left hand turning into Ribble Close.

ACCOMMODATION

Ground Floor

Reception Hall: Storage cupboard, door to garage.
Sitting/Dining Room: 19'10" x 12' (6.05m x 3.66m) Fireplace with electric fire, patio doors to conservatory.
Conservatory: 8'10" x 8' (2.69m x 2.44m) Double doors to rear garden.
Kitchen: 10'5" x 7'9" (3.18m x 2.36m) Re-fitted range of units, space and plumbing for appliances, boiler, tiled floor.

First Floor

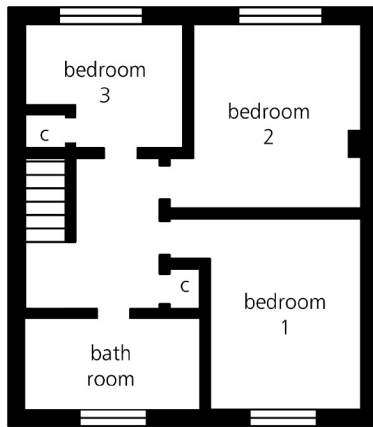
Landing: Hatch to loft space, storage cupboard.
Bedroom 1: 11'4" x 11'4" (3.45m x 3.45m)
Bedroom 2: 11'4" x 10' (3.45m x 3.05m)
Bedroom 3: 9'9" x 8'4" (2.97m x 2.54m) Built in wardrobe/cupboard.
Bathroom: 8'3" x 5'6" (2.51m x 1.68m) White suite with chrome fittings comprising bath with mixer tap and shower attachment, wash basin, w.c., tiled floor.

OUTSIDE

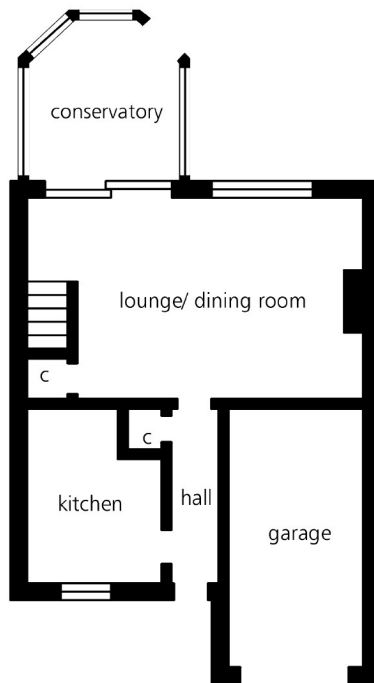
Front: Double width brick paved driveway affording off street parking, storage cupboard.
Rear Garden: Approximately 38'6" x 21'2". Tiered patio areas, enclosed by fencing, rear pedestrian gate.
Garage: 17'8" x 8'5" (5.38m x 2.57m) Light and power, door to hallway.

OTHER INFORMATION

Tenure: Freehold
Approximate Age: Circa 1970
Approximate Area: 75sqm/807sqft (Details taken from EPC)
Sellers Position: Looking for forward purchase
Heating: Gas central heating
Windows: UPVC double glazed windows
Loft Space: Ladder and light connected
Infant/Junior School: Fryern Infant/Junior School
Secondary School: Toynbee Secondary School
Council Tax: Band C - £1,489.19 19/20
Local Council: Eastleigh Borough Council - 02380 688000

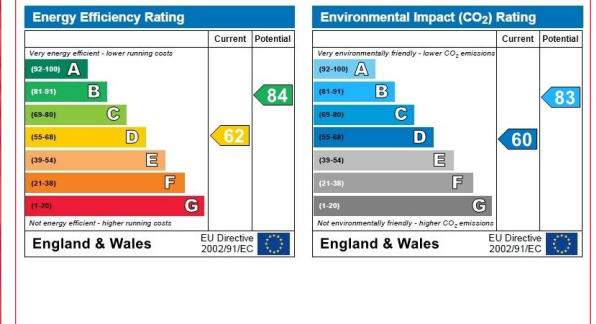


first floor plan



ground floor plan

illustrative purposes only



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