



sparks ellison

13 Ribble Close, Chandlers Ford, SO53 2NQ

£290,000

A beautifully presented 3 bedroom terrace property with the benefits of garage located in a nearby block and conservatory. The property benefits from a modern fitted kitchen with integrated appliances, re-fitted shower room and ground floor cloakroom.

ACCOMMODATION

Ground Floor

Hallway:	Stairs to first floor.
Cloakroom:	4'6" x 2'6" (1.37m x 0.76m) Wash hand basin, wc.
Kitchen:	12'4" x 11'2" (3.76m x 3.40m) Fitted with a range modern matching base and eye level units, space, plumbing and provision for a variety of kitchen appliances to include integrated dishwasher and washing machine, American style fridge/freezer and Range cooker.
Sitting Room:	17' x 13'3" (5.18m x 4.04m)
Conservatory:	14'7" x 9'2" (4.45m x 2.79m) A UPVC doubled glazed construction with dwarf brick walling and pitched glass roof providing an excellent additional reception area, radiator.

First Floor

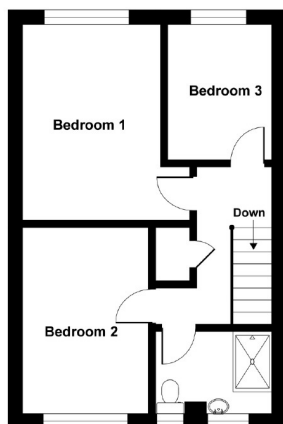
Landing:	
Bedroom 1:	13'4" x 9'5" (4.06m x 2.87m)
Bedroom 2:	12'6" x 8'9" (3.81m x 2.67m)
Bedroom 3:	9'4" x 7'3" (2.84m x 2.21m)
Shower Room:	8' x 5'4" (2.44m x 1.63m) Modern re-fitted suite comprising of a double tray shower enclosure with thermostatic shower, tiled walls, vinyl flooring, vanity wash hand basin, w.c., towel radiator.

OUTSIDE

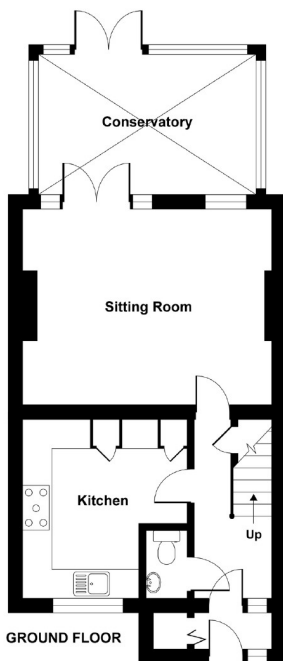
Rear Garden:	A courtyard style rear garden offers ideal external dining area enclosed with timber panel fencing. Irregular shaped garden with approximate measurements 17' x 16' and benefits from rear pedestrian access.
Garage:	The garage can be found to the right of the property and is the middle garage of three with a brown up and over door. Internal measurements of 16'6" x 7'9". To the front of the garage parking for two can be found.

OTHER INFORMATION

Tenure:	Freehold
Approximate Age:	1960's
Approximate Area:	103sqm/1109sqft
Sellers Position:	Looking for onward purchase
Heating:	Gas central heating
Windows:	UPVC double glazing
Loft Space:	Partially boarded with ladder and light and ladder connected
Infant/Junior School:	Fryern Infant/Junior School
Secondary School:	Toynbee Secondary School
Local Council:	Eastleigh Borough Council - 02380 688000
Local Council:	Band C - £1616.52 21 / 22

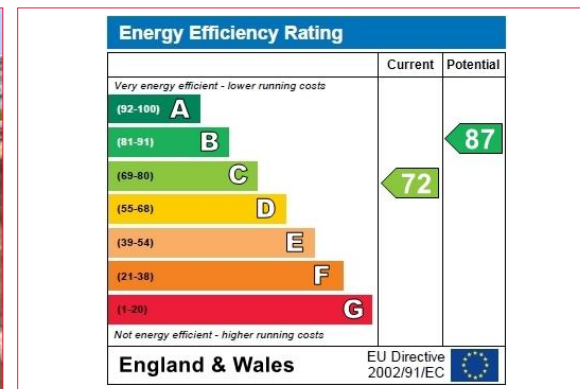


FIRST FLOOR



GROUND FLOOR

Ground Floor = 649 sq ft / 60.3 sq m
 First Floor = 460 sq ft / 42.7 sq m
 Total = 1109 sq ft / 103 sq m
 For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021.
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