



se sparks ellison
For Sale

se sparks ellison
est. 2003

32 Coach Hill Close, South Millers Dale, Chandlers Ford, SO53 1UA

£280,000

A delightful two bedroom semi-detached home presented in excellent condition throughout affording a host of excellent attributes. The rear garden enjoys a south westerly aspect providing wonderful views to a wooded area and to the side of the property is a driveway and garage. The two double bedrooms on the first floor both benefit from built in wardrobes and are complemented by a re-fitted shower room. The ground floor provides a spacious entrance hall leading onto the 15' x 12'4" sitting/dining room with pleasant views to the rear and kitchen to the front. School catchments include the popular Thornden Secondary School.

ACCOMMODATION

Ground Floor

Open Porch: Front door to reception hall.
Reception Hall: Stairs to first floor, laminate wood floor.
Kitchen: 9'10" x 6' (3.00m x 1.83m) Range of fitted units, built in electric oven and gas hob with extractor hood over, integrated dishwasher, space and plumbing for further appliances, tiled floor, cupboard housing boiler.
Sitting/Dining Room: 15' x 12'4" (4.57m x 3.76m) Door to rear garden, laminate wood floor, under stairs storage cupboard.

First Floor

Landing: Hatch to loft space.
Bedroom 1: 10'4" x 9'4" (3.15m x 2.84m) Measurement up to two double built in wardrobes, pleasant views to the rear over a wooded area.
Bedroom 2: 10'5" x 8'10" (3.18m x 2.69m) Measurement up to built in double wardrobe, airing cupboard, laminate wood floor.
Shower Room: 6'6" x 6' (1.98m x 1.83m) Re-fitted modern white suite with chrome fittings comprising full width walk in shower area with glazed screen, wash basin with cupboard under, wc, tiled walls and floor.

OUTSIDE

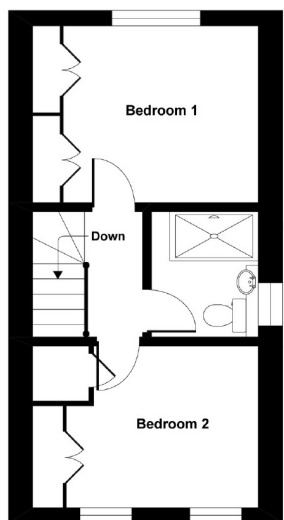
Front: A brick paved driveway affords off street parking and leads to the garage, adjacent planted area

enclosed by hedging and path to front door.
Rear Garden: Approximately 41' x 22' enjoying a pleasant south westerly aspect. Adjoining the house is a full width paved terrace with planted borders and steps down to a further paved area enclosed by fencing, electric awning.
Garage: 16'9" x 8'3" (5.11m x 2.51m) Light and power, roof storage space, door to rear garden.

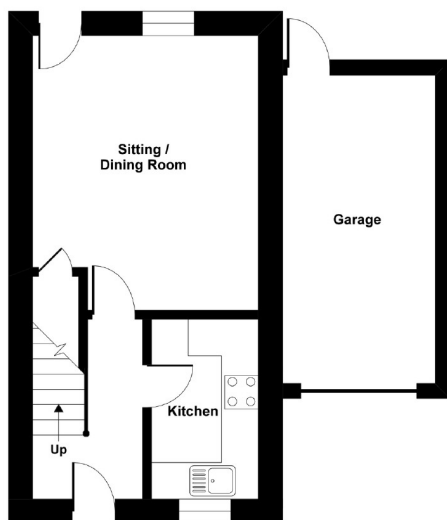
OTHER INFORMATION

Tenure: Freehold
Approximate Age: 1997
Approximate Area: 58sqm/624sqft
Sellers Position: Looking for forward purchase
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 - £1543.86 20/21

Ground Floor = 312 sq ft / 29 sq m
 First Floor = 324 sq ft / 30 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 776 sq ft / 72 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 89 |
| (69-80) | C | | |
| (55-68) | D | 58 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2021. Produced for Sparks Ellison. REF: 685971

94 winchester road chandlers ford Hampshire SO53 2GJ
 t 023 8025 5333 f 023 8026 0099 e property@sparksellison.co.uk w www.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.

