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11B Cox Row, Chandler's Ford, SO53 3EY

Offers In Excess Of £170,000

Situated in Cox Row, Chandler's Ford, this well-presented ground floor, one bedroom maisonette offers spacious accommodation with the added benefit of a private rear garden, garage, and off road parking. The accommodation comprises a fitted kitchen opening into a generous sitting room, a separate dining room with direct access to the rear garden, a double bedroom, and an en-suite bathroom. The additional reception room provides flexibility for dining, home working, or further living space. Outside, the property benefits from a large private rear garden, parking to the front, and a garage positioned alongside the property. Conveniently located close to local amenities including a Co-op and Places Leisure, the property also offers excellent transport links with easy access to the M3 and M27 motorways. An ideal first time purchase, investment opportunity, or downsizing option in a sought after Chandler's Ford location.

ACCOMMODATION

Ground Floor

Kitchen:
9'5" x 6'11" (2.87m x 2.11m) Range of units and space for a washing machine and fridge.

Living Room:
12'8" x 10'6" (3.86m x 3.21m)

Dining Room:
13'9" x 8'8" (4.19m x 2.63m) Door to rear garden.

Bedroom:
12'9" x 11'6" (3.88m x 3.51m)

En-Suite:
Suite comprising WC, wash basin, shower cubicle and access to storage cupboard.

OUTSIDE

Front:
Driveway parking.

Rear Garden:
Private fenced off garden, currently a blank canvas, further garden space behind the garage.

Garage:
15'6" x 9'2" (4.72m x 2.79m)

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
125 years from 1 January 2011 (109 years remianing)

Maintenance Charge:
N/A

Ground Rent:
N/A

Approximate Age:
1960's

Approximate Area:
675 sq ft / 62.7 sq m (including garage)

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Nightingale Primary School

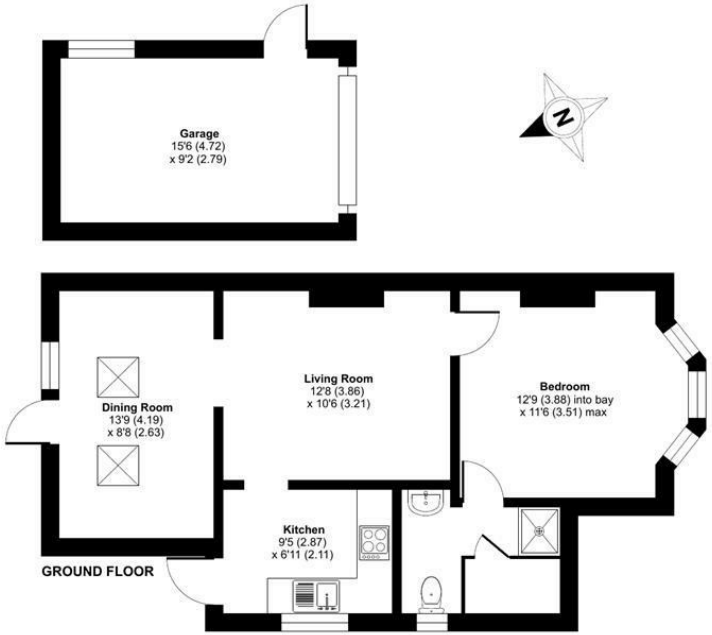
Secondary School:
Crestwood Community School

Local Council:
Eastleigh Borough Council - 02380 688000

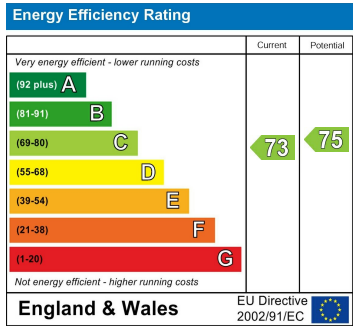
Council Tax:
Band A

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 = 533 sq ft / 49.5 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 675 sq ft / 62.7 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). ©nichecom 2026. Produced for Sparks Ellison. REF: 1481512



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The Property Ombudsman
NAEA National Association of Estate Agents

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.

HOOVER
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