



sparks ellison

15 Rye Close, Chandler's Ford, SO53 4HB

£300,000

Located in the popular Knightwood Park area of Chandler's Ford, this well presented two bedroom terraced house offers spacious accommodation and excellent local amenities. The ground floor comprises a spacious sitting room and a kitchen to the rear with access to the private rear garden. The garden provides a pleasant outdoor space with room for seating and entertaining. Upstairs are two well proportioned bedrooms and a modern family bathroom. Further benefits include two allocated parking spaces to the front of the property and the convenience of a cloakroom. The property falls within the catchment area for the highly regarded Thornden, Knightwood & St Francis Schools and is conveniently located close to local shops, woodland walks, and transport links.

ACCOMMODATION

Ground Floor

Entrance Hall:

Cloakroom:
Wash basin, WC

Sitting Room:
14'3" x 12' (4.34m x 3.66m)

Kitchen/Dining Room:
12' x 9'9" (3.66m x 2.97m) Range of units, electric oven and gas hob with extractor over, space and plumbing for further appliances, space for table and chairs, boiler, patio doors to rear garden.

First Floor

Landing:
Hatch to loft space, airing cupboard.

Bedroom 1:
9'10" x 8'10" (3.00m x 2.69m)

Bedroom 2:
8'11" x 8'7" up to built in wardrobe (2.72m x 2.62m up to built in wardrobe)

Bathroom:
Suite comprising bath with mixer tap and shower attachment, wash basin, WC

OUTSIDE

Parking:
There are two allocated parking spaces.

Rear Garden:
Approximately 32'6". Pleasant southerly aspect with a patio adjoining the property leading onto a lawned area with flower and shrub borders and enclosed by fencing.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1990's

Approximate Area:
58.4sq m / 629 sq ft

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Knightwood Primary School / St Francis C of E Primary School

Secondary School:
Thornden Secondary School

Council Tax:
Band C

Local Council:
Test Valley Borough Council - 01264 368000

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.

Total = 629 sq ft / 58.4 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(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). © richcom 2020. Produced for Sparks Ellison. REF: 607121

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