



sparks ellison

8 Coach Hill Close, Chandler's Ford, SO53 1UA

Offers In Excess Of £325,000

Situated in the popular area of South Millers Dale, Chandler’s Ford, this well presented terraced house offers comfortable and practical living. Built in 1985, the property has a bright and welcoming feel, ideal for families or those looking for a well located home. Upon entering, a welcoming entrance hall leads to a well appointed kitchen at the front of the property, providing a functional space for everyday use. To the rear, the spacious sitting/dining room offers an excellent area for both relaxing and entertaining, with large windows allowing plenty of natural light to fill the room. Upstairs, there are three well proportioned bedrooms along with a family bathroom, all arranged to suit modern living. The property also benefits from allocated parking and a beautifully arranged, Southerly facing rear garden. Conveniently located, it falls within the Thornden School catchment and is close to local amenities, transport links, and nearby woodland walks including Flexford Nature Reserve and Hocombe Mead.

ACCOMMODATION

Ground Floor

Entrance hallway:
Storage under stairs.

Cloakroom:
Comprising WC and wash basin.

Kitchen:
10'1" x 7'7" (3.08m x 2.30m) Range of units including integrated gas hob and electric oven. Space for dishwasher, tumble dryer, washing machine and fridge/freezer.

Sitting Room:
19'11" x 11'5" (6.06m x 3.48m) Storage cupboard under the stairs and French doors to rear garden.

First Floor

Bedroom 1:
11'0" x 9'8" (3.35m x 2.95m) Built-in wardrobes.

Bedroom 2:
10'0" x 7'8" (3.05m x 2.33m)

Bedroom 3:
8'2" x 7'9" (2.49m x 2.36m)

Bathroom:
Suite comprising WC, wash basin and bath with shower head attachment.

OUTSIDE

Front:
Landscaped and path to front door.

Rear Garden:
Patio area, lawn area, raised flower beds, steps down to rear shed and access to parking. Southerly Facing

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1985

Approximate Area:
779 sq ft / 72.3 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with connected light

Infant/Junior School:
Chandler's Ford Infant School / Merdon Junior School

Secondary School:
Thornden School

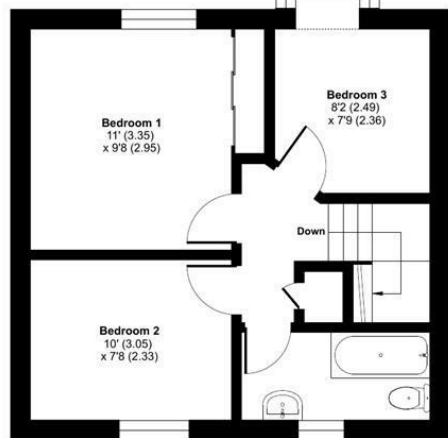
Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band C

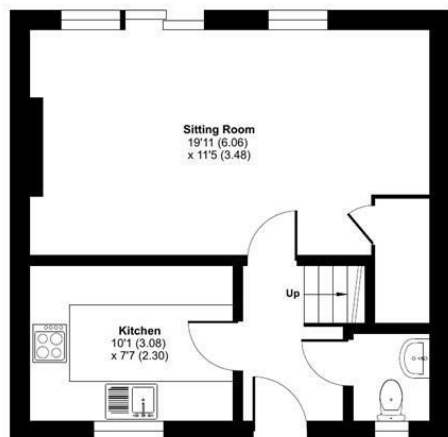
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 387 sq ft / 35.9 sq m
 First Floor = 392 sq ft / 36.4 sq m
 Total = 779 sq ft / 72.3 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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