



sparks ellison

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

£180,000

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

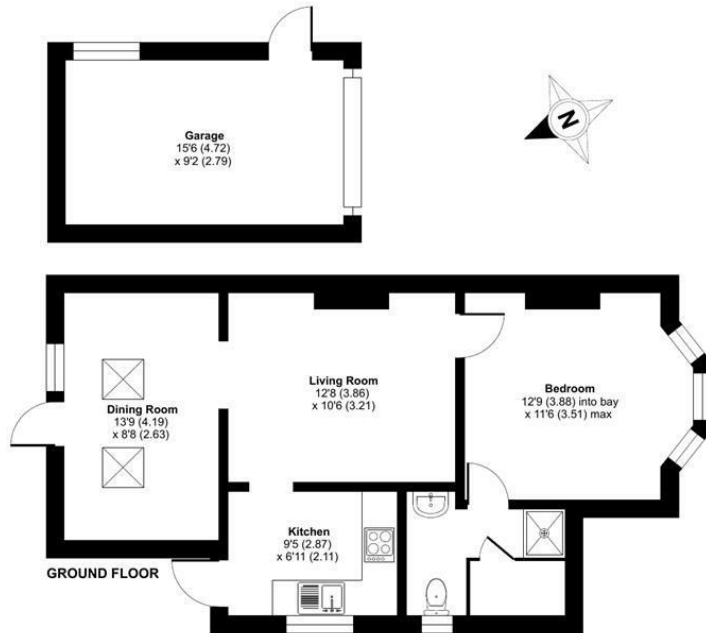
Secondary School:
Crestwood Community School

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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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Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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