



15 Rye Close, Chandlers Ford, SO53 4HB

£300,000

A delightful modern two bedroom home situated in a quiet cul-de-sac within the popular Knightwood Park area. The property benefits from a downstairs cloakroom, sitting room and kitchen/dining room to the rear with patio doors to the garden. On the first floor are two good size bedrooms and modern shower room. Additionally there is the advantage of two off street parking spaces and a pleasant 32'6" rear garden with southerly aspect. The property also falls within catchment for the popular Knightwood and Thornden Schools.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Cloakroom:
Wash basin, W.C.

Sitting Room:
14'3" x 12' (4.34m x 3.66m) Stairs to first floor.

Kitchen/Dining Room:
12' x 9'9" (3.66m x 2.97m) Range of units, electric oven and gas hob, 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:
12'2" x 8'10" (3.71m 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)

Shower Room:
6'2" x 5'8" (1.88m x 1.73m) Modern white suite comprising double width shower cubicle with glazed screen, wash basin with cupboard under, W.C.

OUTSIDE

Parking:
There are two allocated parking spaces.

Rear Garden:

Approximately 32'6". Pleasant southerly aspect with a patio adjoining the property leading onto an area of artificial grass with flower and shrub borders to the edges and decked area. Enclosed by fencing.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1992

Approximate Area:
58.4sqm/629sqft

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Infant/Junior School:
Knightwood Primary/St Francis Primary Schools

Secondary School:
Thornden Secondary School

Council Tax:
Band C

Local Council:
Test Valley Borough Council - 01264 368000

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			89
(81-91) B			
(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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