



sparky ellison

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

£310,000

Positioned within South Millers Dale, this two bedroom semi-detached home places you within the Thornden School catchment and within easy reach of nearby amenities. You enter through a notably spacious entrance hall, creating a practical and welcoming first impression with room to organise coats and shoes before moving into the main living areas. The kitchen sits to the front, while the sitting/dining room extends across the rear of the property, providing a comfortable space for everyday living and dining with a natural outlook towards the garden. Upstairs, you will find two bedrooms alongside a refitted shower room, offering a modernised and practical arrangement for day-to-day use. Externally, the rear garden enjoys a south/westerly orientation, providing favourable afternoon and evening sunlight. To the front, driveway parking leads to the garage, offering additional storage or parking flexibility.

ACCOMMODATION

Ground Floor

Hallway:
Stairs to first floor.

Kitchen:
9'10" x 5'9" (2.99m x 1.75m) Range of units including an integrated gas hob, electric oven and extractor over. Space for fridge freezer and washing machine.

Sitting room:
15'1" x 11'11" (4.61m x 3.63m) Understair storage cupboard and access to the rear garden.

First floor

Landing:

Bedroom 1:
11'11" x 9'4" (3.63m x 2.84m)

Bedroom 2:
11'11" x 8'10" (3.63m x 2.69m) Airing cupboard.

Shower room:
Modern suite including shower cubicle with glass screen, wash basin with cupboard under, WC.

OUTSIDE

Front:
Off street parking in front of the garage and step down to the front door. Landscaped area and hedging.

Rear:
Steps down to a good sized patio area. Further steps down to landscaped areas with various flower beds, shrubs and shingled areas.

Garage:
17'2" x 9'1" (5.24m x 2.76m)

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1993

Approximate Area:
760 sq ft / 70.4 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
Aluminium Double glazed

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

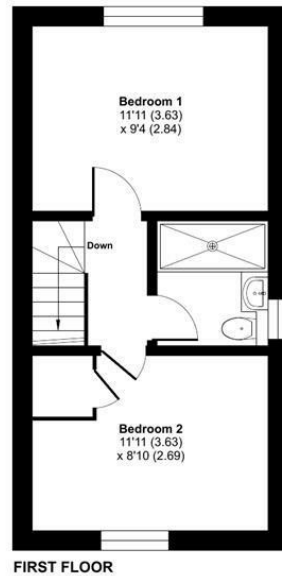
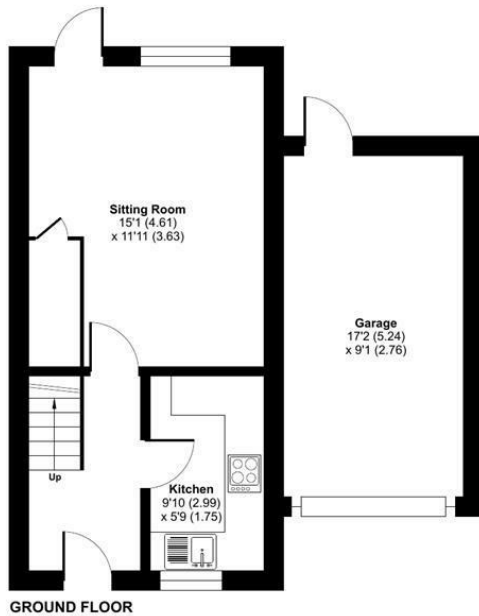
Secondary School:
Thornden School

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 = 302 sq ft / 28 sq m
 First Floor = 302 sq ft / 28 sq m
 Garage = 156 sq ft / 14.4 sq m
 Total = 760 sq ft / 70.4 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		
(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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