



Ribble Close - £315,000



38 Ribble Close, Chandler's Ford, Eastleigh, SO53 2NQ

Asking Price £315,000

Stanford Estate Agents are delighted to offer for sale this very impressive, three bedroom, family home, ideally situated in this sought after close in Chandlers Ford, within short walking distance of local schools, shops and amenities. This lovely property offers good sized accommodation including three decent sized bedrooms, a 17ft lounge, a modern kitchen with built in appliances, downstairs cloakroom and a stylish upstairs family bathroom. Benefits include a private rear garden with access and garage to the rear of property. This is a truly wonderful family home and internal viewings are strongly recommended to avoid disappointment.

Entrance Hall;
Double radiator, stairs to first floor landing, door to kitchen and lounge.

Cloakroom:
Low level WC, wash hand basin.

Lounge/Dining Room: (17'11" x 14'3")
Smooth plaster ceiling, double glazed windows to rear aspect, double glazed door to rear aspect, double radiator and under stairs cupboard.

Kitchen; (11'10" x 11'4")
Smooth plaster ceiling with downlighting, double glazed window to front aspect, fitted with a range of wall mounted and base level units with contrasting worksurfaces, sink & drainer unit, electric hob and oven with stainless steel extractor hood and lighting, integrated fridge/freezer, washing machine and dishwasher,

First Floor Landing;
Stairs to second floor.

Bedroom One: (14'3" x 11'3")
Smooth plaster ceiling, double glazed window to front aspect, double radiator, space for wardrobes.

Bedroom Three: (9'3" x 7'5")
Smooth plaster ceiling, double glazed window to rear aspect, radiator.

2nd Floor Landing;

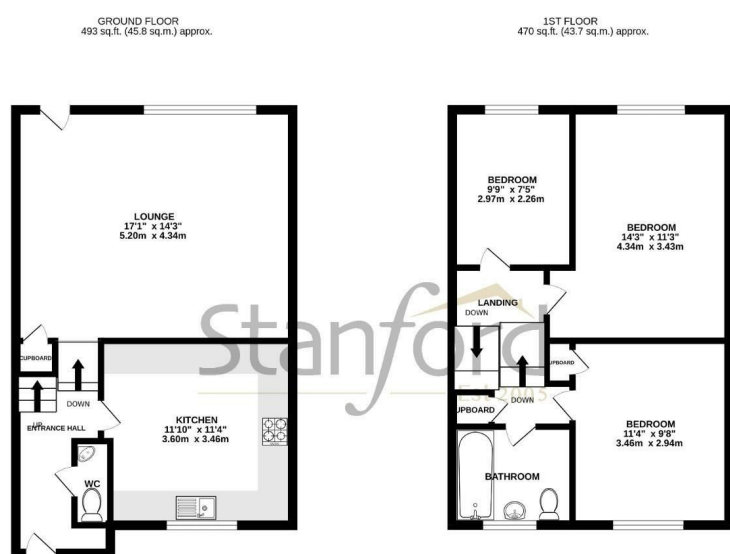
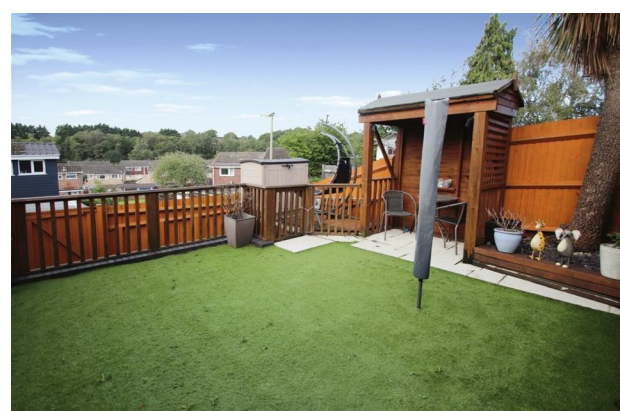
Bedroom Two: (11'4" x 9'8")
Smooth plaster ceiling, double glazed window to front aspect, double radiator, built in cupboard.

Family Bathroom;
Smooth plaster ceiling with downlighting, obscure double glazed window to front aspect, fitted with a stylish suite comprising panel enclosed bath with shower over, low level WC, vanity wash hand basin with cupboards below, heated towel rail, ceramic tiled walls,

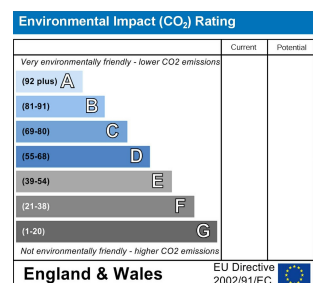
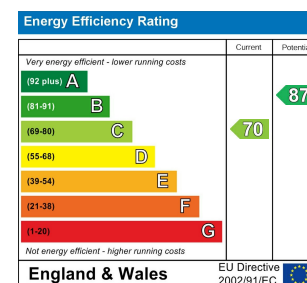
Front Garden:
Laid to attractive paving.

Rear Garden:
This beautifully presented tiered rear garden is enclosed by wood panelled fencing and has a lovely paved seating and entertaining area. There are steps down to an artificial lawn and further seating area, further steps lead to rear access gate.

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: C
Local Primary School: Fryern Infant & Junior School
Local Secondary School: The Toynbee School
Sellers Position: Looking To Purchase A Property



TOTAL FLOOR AREA: 963sq. ft. (89.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, rooms, areas and any other items are approximate and no responsibility is taken for any misinterpretation or misstatements. The plan is for illustrative purposes only and should be used as such for any prospective purchase. The images, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
Made with: floorplan 32022



Tel: 023 8064 7272
Email: eastleigh@stanfordestateagents.co.uk
Address: 23High Street, Eastleigh, SO50 5LF



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