



sparks ellison

85 Sycamore Avenue, Chandlers Ford, SO53 5RG

£1,395 Per Calendar Month

A modern three bedroom semi-detached family home fronting onto an open green and located within catchment for both Hiltingbury and Thornden Schools. The property benefits from a traffic free frontage and a garage located to the rear of the property.

ACCOMMODATION

Ground Floor

Entrance Hall:

Doorway to sitting room.

Sitting Room:

18'2" x 13'5" (5.54m x 4.09m) Parquet flooring.

Kitchen/Dining Room:

11'9" x 10'5" (3.58m x 3.18m) Built in oven, built in four ring gas hob, integrated extractor hood, built in larder cupboard, space for fridge freezer, space and plumbing for dishwasher, space and plumbing for washing machine, space for table and chairs, tiled floor.

Rear Lobby:

5'11" x 4'1" (1.80m x 1.24m) Tiled floor, door to rear garden, door to cloakroom.

Cloakroom:

4'10" x 3'6" (1.47m x 1.07m) White suite with chrome fittings comprising wash hand basin, WC, tiled floor.

First Floor

Landing:

Access to loft space.

Bedroom 1:

13'5" x 8' (4.09m x 2.44m) Measurement up to a range of wall to wall fitted wardrobes.

Bedroom 2:

10'4" x 9'11" (3.15m x 3.02m) Cupboard housing boiler.

Bedroom 3:

8'11" x 7'10" (2.72m x 2.39m)

Bathroom:

7'9" x 5'11" (2.36m x 1.80m) White suite comprising panel bath with shower over, wash hand basin, WC.

OUTSIDE

Front:

Small lawned area and pathway to front door with flower and shrub border to the side.

Rear Garden:

Enclosed by walling with the benefit of a south-westerly aspect and large decking area. A gate gives access to the rear.

Garage:

Single garage to the side of the property.

OTHER INFORMATION

Approximate Age:

1960's

Approximate Area:

82sqm/883sqft (Details taken from EPC)

Availability:

23rd August 2022

Management:

Fully Managed

Furnished/Unfurnished:

Unfurnished

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant School/Hiltingbury Junior School

Secondary School:

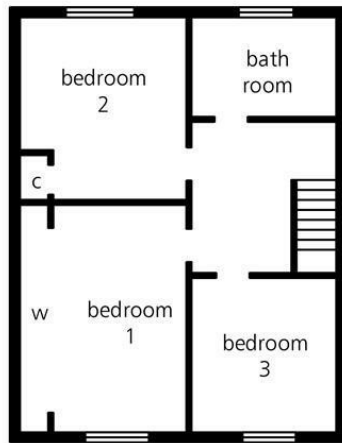
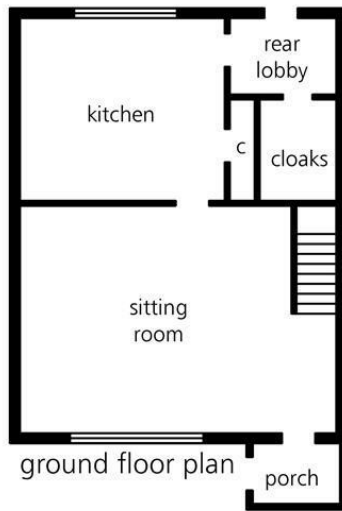
Thornden Secondary School

Local Council:

Eastleigh Borough Council 02380 688000

Council Tax:

Band D - £1876.03 22/23



illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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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