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# 31 Tristram Close, Chandler's Ford, SO53 4TT

£1,000 Per Calendar Month

A modern two bedroom terraced home situated in a popular cul-de-sac location within the Knightwood Park development overlooking woodland. The development boasts an array of amenities including local shops, health practices, schooling and public house along with Knightwood Leisure Centre and a variety of woodland walks. The property benefits from two bedrooms sharing a re-fitted bathroom, along with kitchen, cloakroom and sitting room. Externally there is an enclosed low maintenance rear garden, shed and parking for two cars at the front.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stairs to first floor.

#### Cloakroom:

5'3" x 3' (1.60m x 0.91m). White suite with chrome fittings comprising wash hand basin, w.c.

#### Kitchen:

9'2" x 6' (2.79m x 1.83m) Built in oven, built in four ring gas hob, integrated extractor hood, space and plumbing for washing machine, space for fridge freezer, wall mounted boiler.

#### Sitting/Dining Room:

13' max x 13' max (3.96m max x 3.96m max) Built in under stairs storage cupboard.

### FIRST FLOOR

#### Landing:

Built in airing cupboard.

#### Bedroom 1:

10'5" x 10' (3.18m x 3.05m) Built in wardrobes along one wall.

#### Bedroom 2:

9'2" x 7'9" (2.79m x 2.36m)

#### Bathroom:

9'1" x 5' (2.77m x 1.52m) White suite with chrome fittings comprising bath with shower over, wash hand basin, w.c.

### OUTSIDE

#### Front:

There are two allocated parking spaces and an outside tap.

#### Rear Garden:

Measures approximately 38' x 15' and comprises paved patio area, area laid to shingle, garden shed.

### OTHER INFORMATION

#### Approximate Age:

1999

#### Approximate Area:

56sqm/603sqft

#### Management:

Fully managed

#### Furnished/Unfurnished:

Unfurnished

#### Availability:

5th September 2022

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Knightwood Primary/St.Francis Primary School

#### Secondary School:

Toynbee Secondary School

#### Council Tax:

Band C - £1,661.89 22/23

#### Local Council:

Test Valley Borough Council - 01264 368000

#### Agents Note:

White goods could be included, if required, subject to negotiation

Approximate Area = 606 sq ft / 56.3 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>74</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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: 589300

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