



sparks ellison

28 Thirlstane Firs, Chandler's Ford, SO53 4NX

£1,200 Per Calendar Month

A modern two bedroom end terrace house situated at the top of a pleasant cul de sac and located towards the southern end of Chandler's Ford. A sitting room leading through to a kitchen/dining room on the ground floor, and on the first floor a family bathroom and two bedrooms. There is an enclosed rear garden that can be accessed along the side of the property and an open plan front garden. Allocated parking at the front with a further shared parking space in the road.

ACCOMMODATION

GROUND FLOOR

Sitting Room:

15'2" x 12'2" (4.62m x 3.71m) Stairs to first floor, under stairs storage cupboard, wall mounted electric fire.

Kitchen/Dining Room:

12'2" x 7'2" (3.71m x 2.18m) Built in oven, built in four ring gas hob, fitted extractor hood, wall mounted boiler, space and plumbing for a washing machine, space for a fridge freezer.

FIRST FLOOR

Landing:

Bedroom 1:

10'2" x 9'9" (3.10m x 2.97m) Built in double wardrobe, built in airing cupboard.

Bedroom 2:

12'2" x 7'6" (3.71m x 2.29m)

Bathroom:

5'10" x 5'7" (1.78m x 1.70m) White suite comprising bath with shower over, wash hand basin, WC.

OUTSIDE

Front:

Small garden area, pathway to front door, side pedestrian access to rear garden, outside storage cupboard.

Rear Garden:

Comprises area laid to lawn, crazy paved patio area.

Parking:

Allocated parking to the front of the property along with a further shared parking space.

OTHER INFORMATION

Approximate Age:

1983

Approximate Area:

556sqft/52sqm

Management:

Tenant find only

Available:

Mid March 2026

Furnished/Unfurnished:

Unfurnished

Holding Deposit:

£276.92

Security Deposit:

£1384.00

Infant/Junior School:

St. Francis Primary

Secondary School:

Toynbee Secondary School

Council Tax:

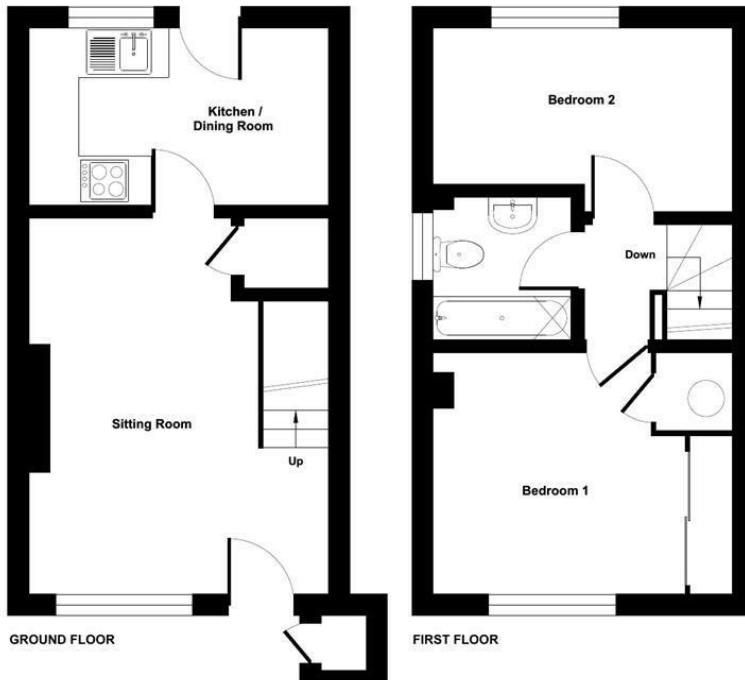
Band C

Local Council:

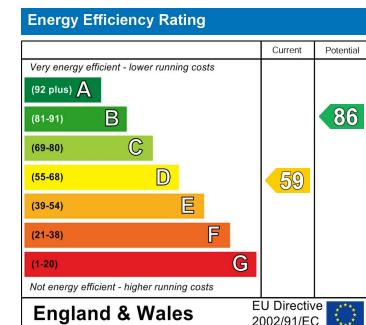
Test Valley Borough Council - 01264 368000



Ground Floor = 276 sq ft / 26 sq m
 First Floor = 276 sq ft / 26 sq m
 Outbuilding = 4 sq ft / 0.3 sq m
 Total = 556 sq ft / 52 sq m
 For identification only - Not to scale



 Certified Property Measure
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2022.
 Produced for Sparks Ellison. REF: 912282



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