



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

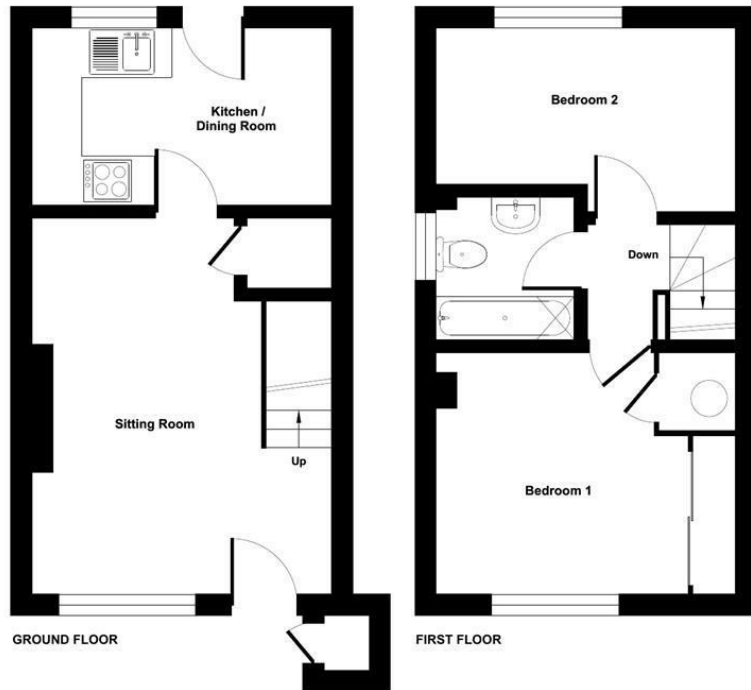
Infant/Junior School:
St. Francis Primary


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 Measurer**
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2022.
 Produced for Sparks Ellison. REF: 912262



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
 Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



