



sparks ellison

7 Colton Copse, Chandlers Ford, SO53 4HQ

£1,250 Per Calendar Month

A modern two bedroom terraced home situated in a popular cul-de-sac location and within catchment for Knightwood and Thornden Schools. The property enjoys an en-suite shower room whilst bedroom two benefits from an en-suite bathroom. On the ground floor there is a large sitting room opening onto the rear garden with kitchen and cloakroom at the front. The property also benefits from allocated parking.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Built in storage cupboard.

Cloakroom:

5'9" x 2'6" (1.75m x 0.76m) White suite with chrome fitments comprising wash hand basin with cupboard under, w.c.

Kitchen:

10' x 6'8" (3.05m x 2.03m) Built in oven, built in four ring gas hob, fitted extractor hood, fridge/freezer, washing machine, boiler in cupboard.

Sitting Room:

17'4" x 12'8" (5.28m x 3.86m)

FIRST FLOOR

Landing:

Bedroom 1:

13'8" to wardrobes x 9'4" plus door recess (4.17m to wardrobes x 2.84m plus door recess) Built in wardrobes along one wall, built in airing cupboard.

En-suite:

6'1" x 5'11" into shower (1.85m x 1.80m into shower) White suite with chrome fitments comprising shower in cubicle, wash hand basin with cupboard under, w.c.

Bedroom 2:

12'7" x 8'5" (3.84m x 2.57m)

En-suite:

6'3" x 6'1" (1.91m x 1.85m) White suite with chrome fitments comprising bath with mixer tap and shower attachment, wash hand basin with cupboard under, w.c.

OUTSIDE

Front:

Area laid to lawn, planted bed, pathway to front door.

Rear Garden:

Measures approximately 32' x 14' and comprises paved patio area, block paved patio area, outside tap.

Parking:

There is parking for two vehicles to the front of the property.

OTHER INFORMATION

Approximate Age:

1990's

Approximate Area:

67sqm/722sqft

Management:

Tenant Find Only

Availability:

January 2026

Furnished/Unfurnished:

Unfurnished

Holding Deposit:

£288.46

Security Deposit:

£1442

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Knightwood Primary School/St. Francis Primary School

Secondary School:

Thornden Secondary School

Council Tax:

Band C

Local Council:

Test Valley Borough Council - 01264 368000



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2023.
 Produced for Sparks Ellison. REF: 952526



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(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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