



30 Tristram Close, Chandlers Ford, SO53 4TT

£1,300 Per Calendar Month

A modern three bedroom end of terrace home situated in a cul-de-sac on the edge of Knightwood Park and within walking distance of a range of local amenities. The property benefits from a re-fitted modern kitchen/dining room, adjacent driveway and garage and pleasant rear garden with south westerly aspect.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to first floor.

Sitting Room:
15'6" x 11'(4.72m x 3.35m) Dual aspect windows.

Kitchen/Dining Room:
15'7" x 8'8" (4.75m x 2.64m) Built in electric oven, built in four ring electric hob, integrated extractor hood, fridge freezer, dishwasher.

FIRST FLOOR

Landing:
Built in airing cupboard.

Bedroom 1:
14'4" x 8'10"(4.37m x 2.69m) into recess, built in wardrobe.

Bedroom 2:
9'1" max x 8'10" (2.77m max x 2.69m)

Bedroom 3:
8' x 6'5" (2.44m x 1.96m)

Bathroom:
6'2" x 5'11" (1.88m x 1.80m) White suite comprising bath with mixer tap and shower attachment, wash basin, wc.

OUTSIDE

Front:
A lawned area is enclosed by hedging with pathway to front door, driveway affording off street parking leading to garage.

Rear Garden:
Approximately 34' x 32' Affording a pleasant south westerly aspect, patio

adjoining the house leading onto a lawned area, planted beds, enclosed by walling and fencing, outside tap.

Garage:
17'7" x 8'8" (5.36m x 2.64m) Light and power, washer/dryer, rear door.

OTHER INFORMATION

Approximate Age:
1999

Approximate Area:
68.8sqm/740sqft

Management:
Fully managed

Furnished/Unfurnished:
Unfurnished

Availability:
Immediate

Heating:
Gas central heating

Windows:
UPVC double glazed windows

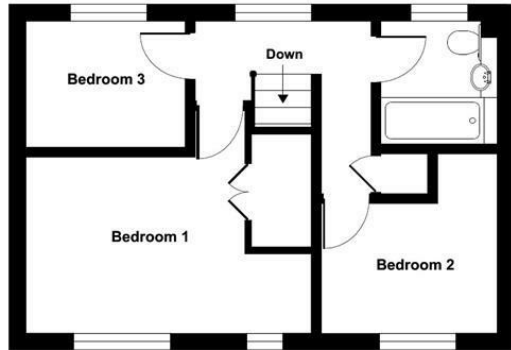
Infant/Junior School:
St Frances Primary School

Secondary School:
Toynbee Secondary School

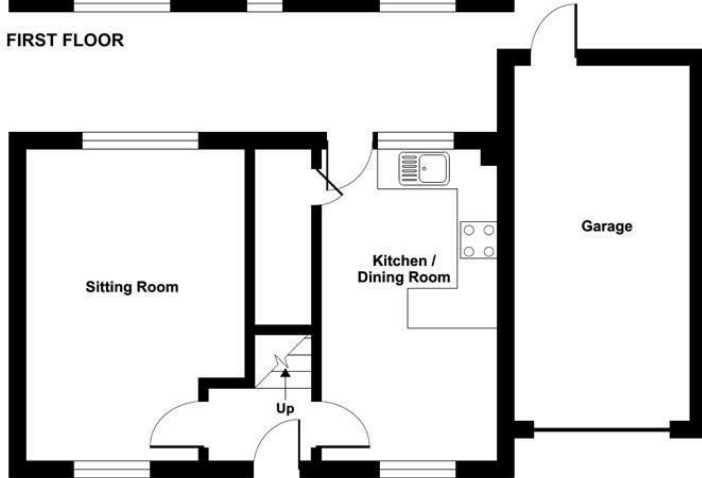
Council Tax:
Band C - £1,661.89 22/23

Local Council:
Test Valley Borough Council - 01264 368000

Ground Floor = 370 sq ft / 34.4 sq m
 First Floor = 370 sq ft / 34.4 sq m
 Garage = 157 sq ft / 14.5 sq m
 Total = 897 sq ft / 83.3 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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	

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2022. Produced for Sparks Ellison. REF: 809929

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