



sparks ellison

23 Colton Copse, Chandler's Ford, SO53 4HQ

£1,250 Per Calendar Month

A modern two-bedroom mid-terrace property with a downstairs cloakroom, living room and two double bedrooms both with en-suite facilities. The property benefits from two allocated parking spaces and a westerly aspect rear garden. School catchments include Knightwood and Thornden.

ACCOMMODATION

Ground Floor

Open Porch:

Outside storage cupboard housing meters.

Reception Hall:

Built in storage cupboard with shelving.

Cloakroom:

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

Sitting Room:

17'3" x 12'6" (5.26m x 3.841) Radiator x 2. French doors to rear garden, stairs to first floor, under stairs space.

Kitchen:

10' x 6'7" (3.05m x 2.01m) Range of cream wall and base units with cream worktop, single white plastic drainer. Built in electric oven, built in four-ring gas hob, fitted extractor hood, washer/dryer, fridge/freezer, boiler in cupboard.

First Floor

Landing:

Access to loft space.

Bedroom 1:

12'8" x 8'4" (3.86m x 2.54m) Radiator.

En-Suite Bathroom:

6'1" x 6'3" (1.85m x 1.91m) Radiator. White suite with chrome fitments comprising bath, wash basin with cupboard under, WC.

Bedroom 2:

12'4" x 9'4" plus door recess (3.76m x 2.84m plus door recess) Radiator. Built-in airing cupboard housing hot water tank and slatted shelf.

En-Suite Shower Room:

6'1" x 6' (1.85m x 1.83m) Radiator. White suite with chrome fitments comprising shower in cubicle, wash hand basin with cupboard under, WC.

OUTSIDE

Front:

Pathway to front door, with gravel garden.

Rear Garden:

Enclosed west-facing rear garden with paved patio area next to the house, pathway leading to rear access to one allocated parking space. Area laid to shingle with mature shrubs.

Parking:

Two allocated parking spaces. One to the rear of the property and the second space is to the side of the houses.

OTHER INFORMATION

Approximate Age:

1990's

Approximate Area:

65sqm/699sqft (Details taken from EPC)

Availability:

Immediately

Management:

Fully managed

Deposit

£1442

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Knightwood Primary School

Secondary School:

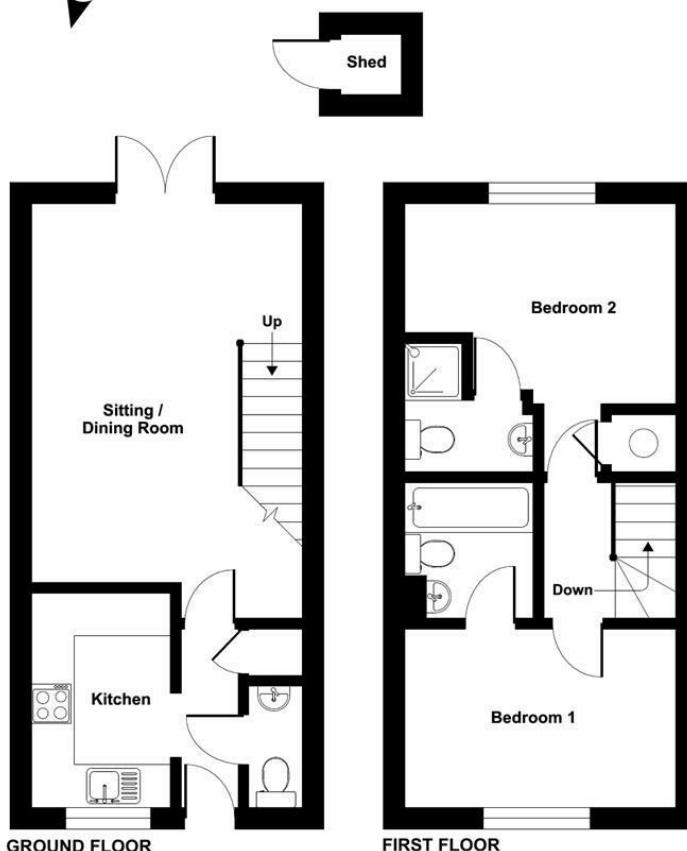
Thornden Secondary School

Local Council:

Test Valley Borough Council 01264 368000

Council Tax:

Band C



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Sparks Ellison. REF: 1242230



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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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