



sparky 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

**Managment:**  
Fully managed

**Deposit**  
£1442

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

**Infant/Junior School:**  
Knightwood Primary School

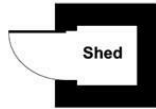
**Secondary School:**  
Thornden Secondary School

**Local Council:**  
Test Valley Borough Council 01264 368000

**Council Tax:**  
Band C



Ground Floor = 356 sq ft / 33.1 sq m  
 First Floor = 356 sq ft / 33.1 sq m  
 Shed = 8 sq ft / 0.7 sq m  
 Total = 720 sq ft / 66.9 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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