



sparks ellison

22 Thirlstane Firs, Chandler's Ford, SO53 4NX

£1,200 Per Calendar Month

A modern two bedroom terrace home comprising sitting room, kitchen breakfast room, two bedrooms and a bathroom. Externally there is a rear garden laid to shingle with off-road parking to the front.

ACCOMMODATION

Ground Floor

Sitting Room:
15'1" x 12'2" (4.60m x 3.71m) Stairs to 1st floor, under stairs storage cupboard.

Kitchen/Breakfast Room:
12'3" by 7'2" (3.73m x 2.18m) Built in oven, built in 3 ring electric hob, fitted extractor hood, space and plumbing for washing machine, wall mounted boiler.

First Floor

Landing:

Bedroom 1:
10'3" to wardrobes x 9'10" (3.12m x 3.00m) Built-in wardrobes, built-in airing cupboard.

Bedroom 2:
12'3" x 7'5" (3.73m x 2.26m)

Bathroom:
5'10" by 5'8" (1.78m x 1.73m) White suite with chrome fitment comprising bath with mixer tap and shower attachment, wash hand basin, WC.

OUTSIDE

Front:
Outside storage cupboard, area lead to shingle, off-road parking for one vehicle, and one shared visitors space.

Rear Garden:
Measures approximately 40' x 13' and comprises lawn and area laid to gravel. Gate to rear boundary providing pedestrian access.

OTHER INFORMATION

Approximate Age:
Mid 1980's

Approximate Area:
558sqm/51.8sqm

Availability:
Week commencing 8th December 2025

Holding Deposit:
£276.92

Security Deposit:
£1384.00

Management:
Tenant find only

Infant/Junior School:
St Francis Primary School

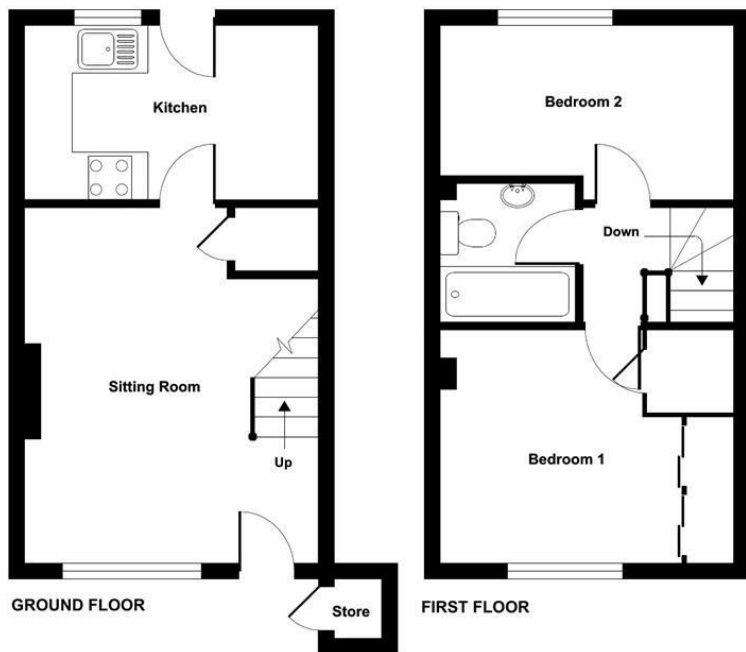
Secondary School:
Toynbee Secondary School

Local Council:
Test Valley Borough Council 01264 368000

Council Tax:
Band C



Ground Floor = 279 sq ft / 25.9 sq m (excludes store)
First Floor = 279 sq ft / 25.9 sq m
Total = 558 sq ft / 51.8 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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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