



sparks ellison

85 Monmouth Close, Chandler's Ford, SO53 4SZ

£1,300 Per Calendar Month

A well-presented two-bedroom end of terrace house situated in a quiet cul-de-sac within the popular Valley Park area, which itself is served by local amenities including both St Francis and Knightwood schools. The property has been completely redecorated with a re-fitted kitchen including white goods, off-road parking for one car.

ACCOMMODATION

GROUND FLOOR

Hallway:

Radiator x 1. Stairs leading to first floor with built-in cupboard under and small cupboard housing meters and fuse box.

Kitchen:

11'7" x 5'10" (3.53m x 1.78m) Range of wall and base units in a cream gloss finish with wood effect worktops. Stainless steel single left-hand drainer sink. Freestanding washing machine and fridge freezer. Built in electric oven with four-ring gas hob and extractor hood over.

Sitting Room:

13'1" x 11'11" (4.00m x 3.63m) Radiator x 1. Sliding patio doors leading to back garden.

FIRST FLOOR

Landing:

Loft access

Bedroom 1:

11'11" x 8'11" (3.63m x 2.72m) Radiator x 1.

Bedroom 2:

11'10" x 9'3" (3.61m x 2.83m) Radiator x 1. Built-in double cupboard over the stairs with slatted shelves and boiler in right-hand cupboard.

Bathroom:

Ladder towel rail. White suite with chrome fittings comprising wash basin, mirrored medicine cabinet above, bath with shower over, glass screen and WC.

OUTSIDE

Front:

Front garden laid to shingle with pathway to front door and leading round the right-hand side of the property to the side gate into the back garden. Access to the car park.

Rear Garden:

Paved patio area next to the house and shingle towards the back section of the garden.

OTHER INFORMATION

Approximate Area:

55.7sqm/601sqft

Management:

Fully managed

Availability:

Immediately

Holding Deposit:

£300.00

Security Deposit:

£1500.00

Furnished/Unfurnished:

Unfurnished

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

St. Francis Primary School

Secondary School:

Toynbee Secondary School

Council Tax:

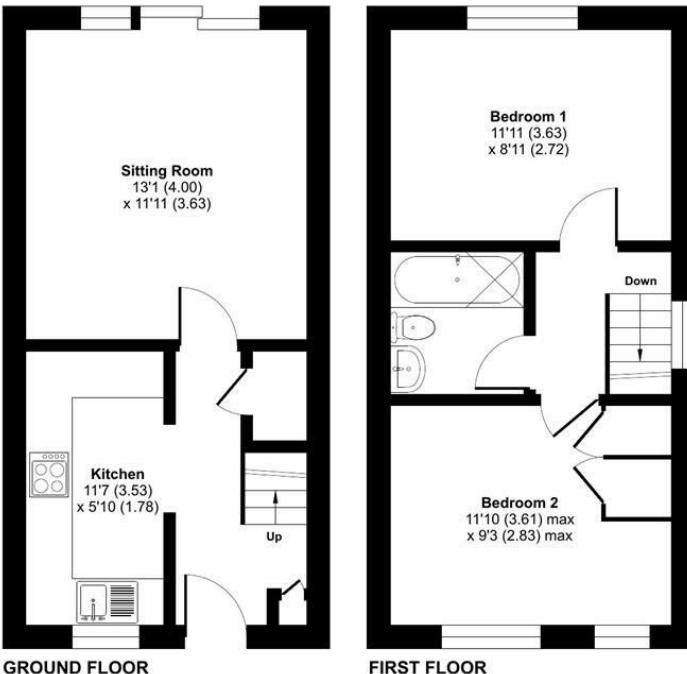
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Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 302 sq ft / 28 sq m
 First Floor = 299 sq ft / 27.7 sq m
 Total = 601 sq ft / 55.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Sparks Ellison. REF: 140455



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	80
EU Directive 2002/91/EC			

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