



sparks ellison

12 Honeysuckle Way, Chandlers Ford, SO53 4LR

£1,250 Per Calendar Month

A modern two bedroom terraced home situated on the popular Knightwood Park development with local amenities including local shops, schooling, health practices, leisure centre and woodland walks. No.12 benefits from a large sitting room with kitchen/dining room to the rear, two bedrooms with built in wardrobes and a bathroom along with low maintenance back garden and two parking spaces..

ACCOMMODTION

Ground Floor

Sitting Room:

13'11" x 13'3" (4.24m x 4.04m) Fireplace surround and hearth with inset electric fire, under stairs storage cupboard, stairs to first floor.

Kitchen/Dining Room:

13'10" x 8'1" (4.22m x 2.46m) Built in oven, built in four ring gas hob, fitted extractor hood, boiler in cupboard, washing machine, dishwasher, fridge freezer, space for table and chairs.

First Floor

Landing:

Access to loft space.

Bedroom 1:

11'5" including wardrobe depth x 10'5" (3.48m including wardrobe depth x 3.18m) Built in wardrobes, built in airing cupboard/wardrobe.

Bedroom 2:

10' including wardrobe depth x 8' (3.05m including wardrobe depth x 2.44m) Built in wardrobes.

Bathroom:

6'9" x 5'7" (2.06m x 1.70m) White suite with chrome fitments comprising bath with mixer tap and shower attachment, wash hand basin, w.c.

OUTSIDE

Front:

Area laid to shingle, parking for two vehicles.

Rear Garden:

Measures approximately 32' x 14' and is mainly laid to paved slabs with planted beds, garden shed, outside tap, gate providing rear pedestrian access.

OTHER INFORMATION

Approximate Age:

1997

Approximate Area:

57sqm/614sqft (Details taken from EPC)

Availability:

May 2025

Managment:

Tenant find only

Deposit:

£1442

Pets:

No

Furnished/Unfurnished:

Unfurnished

Heating:

Gas central heating

Infant/Junior School:

Knightwood Primary/St.Francis C of E Primary

Secondary School:

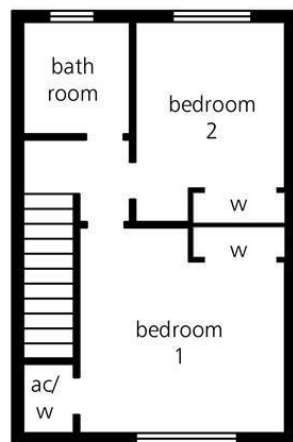
Thornden Secondary School

Council Tax:

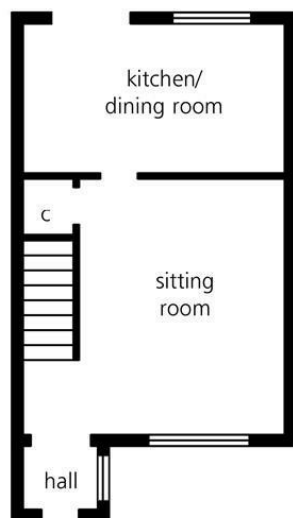
Band C

Local Council:

Test Valley Borough Council - 01264 368000



first floor plan



ground floor plan

illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

