



sparks ellison

11 Conway Close, Chandler's Ford, SO53 3NW

£1,750 Per Calendar Month

A modern four-bedroom detached family home situated in a cul-de-sac location towards the southern end of Chandlers Ford. The garage has been converted into an additional room which would work well as either a playroom or home office. Please note that the garden office is not included in the let.

ACCOMMODATION

GROUND FLOOR

- Entrance Hall:**
Radiator. Stairs to first floor, under stairs storage cupboard housing boiler.
- Cloakroom:**
5'11" x 3' (1.80m x 0.91m) Radiator. White suite with chrome fitments comprising hand basin, WC.
- Sitting Room:**
15'3" x 12'5" (4.65m x 3.78m) Radiator. Fire place surround with inset electric fire.
- Kitchen/Dining Room:**
18'8" x 10'4" (5.69m x 3.15m) Radiator. Built in double oven, built in 4 ring gas hob, fitted extractor hood, washing machine, fridge freezer.
- Conservatory:**
8'11" x 7'8" (2.72m x 2.34m)
- Family Room:**
15'9" x 7'3" (4.80m x 2.21m) Electric wall heater. Access to storage room above but this is not included in the let.

FIRST FLOOR

- Landing:**
- Bedroom 1:**
11'10" x 10'1" (3.61m x 3.07m) Radiator.
- En-suite:**
6'2" x 5'10" (1.88m x 1.78m) Ladder radiator. White suite with chrome fitments comprising shower in cubicle, wash basin with vanity unit under, WC.
- Bedroom 2:**
10'6" x 9'1" (3.20m x 2.77m) Radiator.
- Bedroom 3:**
7'10" x 7'10" (2.39m x 2.39m) Radiator.
- Bedroom 4:**
7'1" x 6'7" (2.16m x 2.01m) Radiator. Built-in airing cupboard housing hot water tank and slatted shelving.
- Bathroom:**
5'10" x 5'6" (1.78m x 1.68m) Ladder radiator. White suite with chrome fitments comprising bath with shower over, wash hand basin, WC. Access to loft space.

OUTSIDE

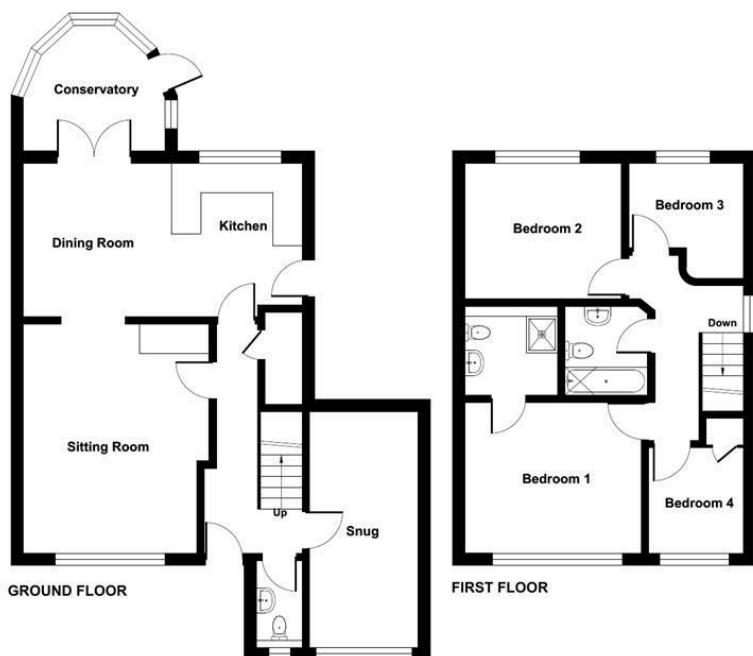
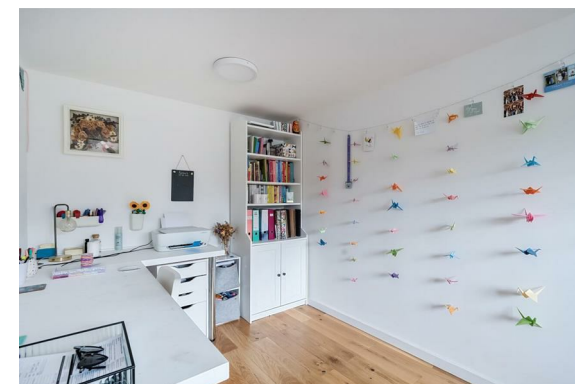
- Front:**
Brick-paved drive providing off road parking for approximately 2 vehicles, outside tap, side pedestrian access to rear garden.
- Rear Garden:**
Approximately 49' x 32' with paved patio area, area laid to lawn.

OTHER INFORMATION

- Approximate Age:**
1980's
- Approximate Area:**
110.3sqm/1188sqft
- Managed:**
Fully managed
- Furnished/Unfurnished:**
Furnished.
- Availability:**
End of August 2024
- Deposit:**
£2019
- Heating:**
Gas central heating
- Windows:**
UPVC double glazed windows
- Infant/Junior School:**
St Francis C of E Primary School
- Secondary School:**
Toynbee Secondary School
- Council Tax:**
Band E
- Local Council:**
Eastleigh Borough Council 02380 688000



Ground Floor = 702 sq ft / 65.2 sq m
First Floor = 486 sq ft / 45.1 sq m
Total = 1188 sq ft / 110.3 sq m
For identification only - Not to scale



 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	65	
(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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