



sparks ellison

60 Oakmount Road, Chandler's Ford, SO53 2LL

£1,500 Per Calendar Month

*** NO MORE ENQUIRIES AS ALREADY LET AGREED ***

A three bedroom middle terrace family home conveniently situated close to the centre of Chandler's Ford with its array of shopping and leisure facilities. The property benefits from three large bedrooms and a bathroom on the first floor. On the ground floor there are two reception rooms and a newly fitted kitchen. The property enjoys a good size frontage along with a 48 ft rear garden that benefits from parking to the rear via a service road.

ACCOMMODATION

GROUND FLOOR

Entrance Porch:

Entrance Hall:
Stairs to first floor.

Sitting Room:
13'9" x 13'4" (4.19m x 4.06m).

Dining Room:
11'6" x 10'5" (3.51m x 3.18m).

Kitchen:
10'3" x 10'1" max (3.12m x 3.07m max). Built in oven, built in four ring electric hob, integrated slimline dishwasher, fitted extractor hob, space for slim line fridge freezer, space and plumbing for washing machine, wall mounted boiler, under stairs storage cupboard, larder cupboard.

Cloakroom:
4'3" x 2'4" (1.30m x 0.71m) White suite with chrome fitments comprising wash hand basin, WC.

FIRST FLOOR

Landing:

Bedroom 1:
13'11" x 13'4" plus recess (4.24m x 4.06m plus recess).

Bedroom 2:
11'6" x 10'5" plus recess (3.51m x 3.18m plus recess).

Bedroom 3:
10'3" x 8'8" (3.12m x 2.64m)

Bathroom:
6'10" x 4'7" (2.08m x 1.40m). White suite with chrome fitments comprising bath with shower over, wash and basin, WC.

OUTSIDE

Front:
Area laid to lawn split by pathway, planted beds.

Rear Garden:
Measures approximately 48' x 30' paved patio area, crazy paved patio area, area laid to lawn, variety of plants, bushes, shrubs and trees.

OTHER INFORMATION

Approximate Age:
1950's

Approximate Area:
102sqm/1098sqft

Availability:
December 2025

Management:
Tenant find only

Security Deposit:
£1730

Holding Deposit:
£346.15

Heating:
Gas central heating

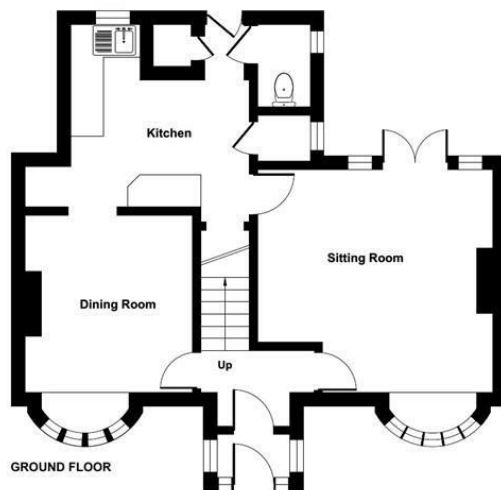
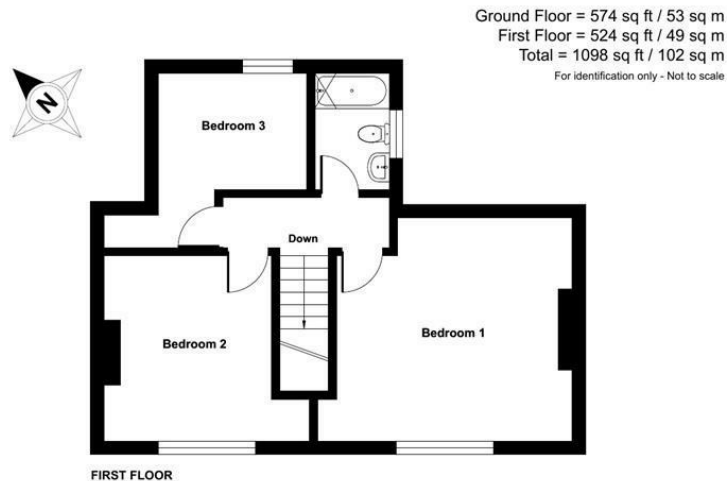
Windows:
UPVC double glazed windows

Infant/Junior School:
Fryern Infant/Junior School

Secondary School:
Toynbee Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band C



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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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