



sparks ellison

17 Spring Lane, Winchester, SO21 1SD

£1,200 Per Calendar Month

An attractive 2 bedroom semi detached property situated in an attractive setting in the village of Colden Common. Colden Common sits conveniently placed for the City of Winchester along the towns of Eastleigh and Chandlers Ford along with Southampton to the south. The property provides a good size sitting area with further area for dining table or study along with kitchen and bathroom on the ground floor and two bedrooms on the first floor.

ACCOMMODATION

Sitting Room:

11'9" x 11'8" (3.58m x 3.56m) Stairs to first floor.

Dining Area/Study Area:

11'8" x 5'9" (3.56m x 1.75m)

Kitchen:

11'9" x 6'6" (3.58m x 1.98m) Built in oven, built in four ring electric hob, fitted extractor hood, space and plumbing for washing machine, space for fridge freezer, wall mounted boiler.

Rear Lobby:

Bathroom:

5'10" x 5'5" (1.78m x 1.65m) White suite with chrome fittings comprising bath with shower over, wash hand basin.

W.C

5' x 2'9" (1.52m x 0.84m) Comprising low level w.c.

FIRST FLOOR

Landing:

Built in storage cupboard.

Bedroom 1:

11'10" x 11'8" (3.61m x 3.56m) Built in wardrobe.

Bedroom 2:

11'9" x 9'7" (3.58m x 2.92m)

OUTSIDE

Front:

An open plan garden comprising area laid to lawn, variety of plants and shrubs, side access to rear garden.

Rear Garden:

Measures approximately 21' x 18' with area laid to lawn, garden shed.

OTHER INFORMATION

Approximate Area:

683sqft/63.5sqm

Management:

Fully managed

Furnished/Unfurnished:

Unfurnished

Availability:

9th March 2024

Deposit:

£1384

Pets:

No

Heating:

Gas central heating

Windows:

UPVC double glazed window

Infant/Junior School:

Colden Common Primary

Secondary School:

Kings' School

Council Tax:

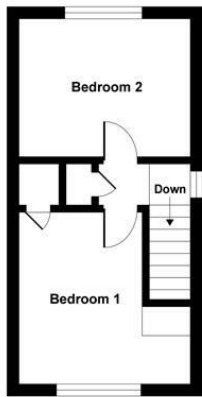
Band C

Local Council:

Winchester City Council - 01962 840222



Ground Floor = 385 sq ft / 35.8 sq m
 First Floor = 298 sq ft / 27.7 sq m
 Total = 683 sq ft / 63.5 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Sparks Ellison. REF: 759008



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.

