se
est.2003
sparks ellison

7 Monmouth Close, Chandlers Ford, SO53 4SY £1,200 Per Calendar Month

A modern two bedroom terrace home benefiting from from entrance hall, kitchen, sitting room with French doors opening to garden, 2 bedrooms and a bathroom. Externally there is a driveway providing off road parking and an enclosed rear garden.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to first floor, under stairs storage cupboard.

Kitchen:
11'6" x 5'9" (3.51m x 1.75m) Built in oven. Built in 4 ring electric hob, fridge/freezer, fitted extractor hood, washng machine, integrated dishwasher.

Sitting Room:
13'2" x 11'9" (4.01m x 3.58m) French doors to rear garden.

FIRST FLOOR

Landing:

Bedroom 1:
11'9" x 9' (3.58m x 2.74m)

Bedroom 2:
11'9" max x 9'2" (3.58m x 2.79m) Built in fitted wardrobes, built in cupboard housing boiler.

Bathroom:
6'2" x 5'7" (1.88m x 1.70m) White suite with chrome fitments comprising bath with shower over, wash hand basin, wc.

OUTSIDE

Front:
Driveway providing off road parking, paved pathway to front door.

Rear Garden:
Measures approximately 29' x 12' and comprises patio area, area laid to artificial lawn, garden shed, gate providing rear pedestrian access along service alley.

OTHER INFORMATION

Approximate Age:
1990

Approximate Area:
55sqm/594sqft

Managment:
Fully managed

Availability:
23rd April 2024

Deposit:
£1384

Furnished/Unfurnished:
Unfurnished

Pets:
No

Heating:
Gas central heating

Windows:
UPVC double glazing

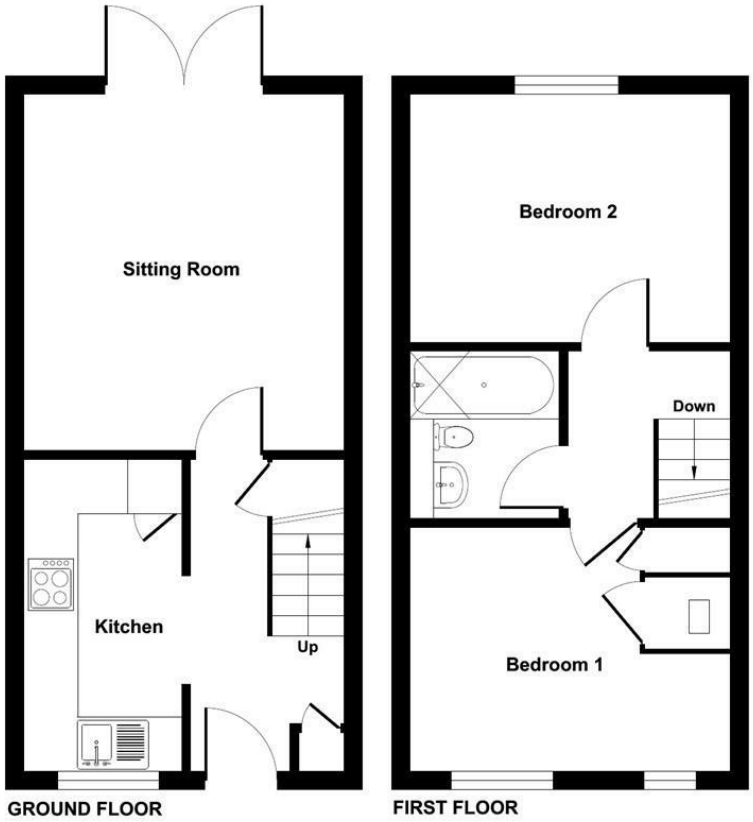
Infant/Junior School:
St Francis C or E Primary School

Secondary School:
Toynbee Secondary School

Local Council:
Eastleigh Borough Council 02380 688000

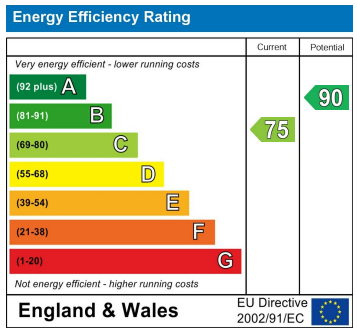
Council Tax:
Band C

Ground Floor = 297 sq ft / 27.5 sq m
First Floor = 297 sq ft / 27.5 sq m
Total = 594 sq ft / 55 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Sparks Ellison. REF: 1079450



94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

The Property Ombudsman
NAEA National Association of Estate Agents

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.