



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

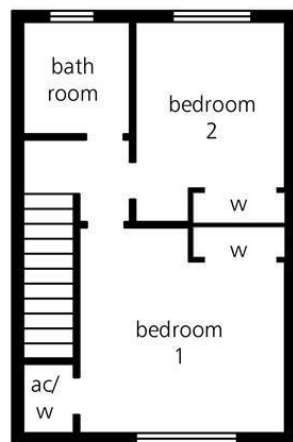
Heating:
Gas central heating

Infant/Junior School:
Knightwood Primary/St.Francis C of E Primary

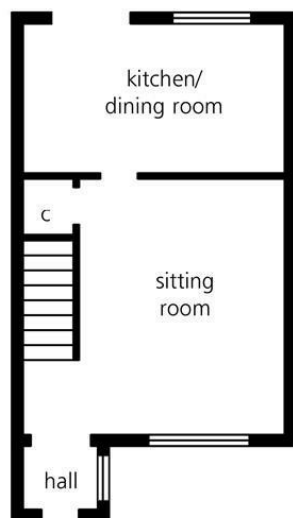
Secondary School:
Thornden Secondary School

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



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