



sparks ellison

1 Tolefrey Gardens, Chandler's Ford, SO53 4HG

£1,250 Per Calendar Month

A two bedroom semi-detached house on the Knightwood Park estate close to local amenities, woodland walks and schools. The property has off-street parking, a separate garage and downstairs cloaks.

ACCOMMODATION

Ground Floor

Reception Hall:
Storage/coats cupboard.

Cloakroom:
Wash hand basin, WC.

Living Room:
17'5" x 12'8" (5.31m x 3.86m) Double doors to rear garden, stairs to first floor with useful recess under for study area, fireplace with electric fire.

Kitchen:
10' x 6'7" (3.05m x 2.01m) Range of fitted units, electric oven and gas hob with extractor hood over, washing machine, fridge/freezer.

First Floor

Landing:
Hatch to loft space.

Bedroom 1:
12'8" x 8'5" (3.86m x 2.57m) Fitted wardrobe.

En-Suite:
White suite with chrome fitments comprising panel bath with mixer tap and shower attachment, wash hand basin, WC.

Bedroom 2:
10'8" x 9'5" (3.25m x 2.87m) Measurement up to a range of fitted wardrobes, airing cupboard.

En-Suite:
White suite with chrome fitments comprising shower cubicle, wash hand basin, WC.

OUTSIDE

Front:
To the front is an off street parking space, a small lawn, shrubs and borders.

Rear Garden:
Measures approximately 35' in length with a patio adjoining the house leading on to a lawn enclosed by well stocked flower and shrub borders, fencing and walling.

Garage:
19'10" x 9' (6.05m x 2.74m) Located opposite the house is a larger than average garage with light and power, area to the side for bin storage etc.

OTHER INFORMATION

Approximate Area:
65sqm/699sqft (Details taken from EPC)

Approximate Age:
1999

Managment:
Fully managed

Availability:
Immediately

Deposit:
£1442

Pets:
No

Furnished/Unfurnished:
Unfurnished

Heating:
Gas central heating

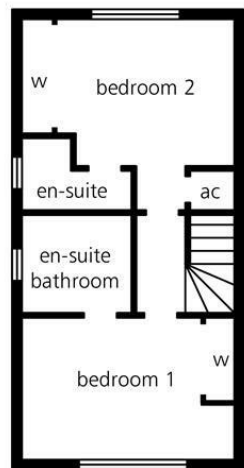
Windows:
Wooden double glazed (double doors in sitting room UPVC)

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

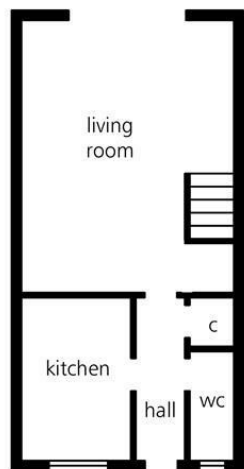
Secondary School:
Thornden Secondary School

Local Council:
Test Valley Borough Council - 01264 368000

Council Tax:
Band C



first floor plan



ground floor plan

illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	65	
(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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