



# 11 Charnwood Crescent, Chandler's Ford, SO53 5QN £1,250 Per Calendar Month

A well presented two bedroom ground floor maisonette, situated in a popular part of Hiltingbury and within catchment for both Hiltingbury and Thornden Schools. The property benefits from a sitting room, kitchen, two bedrooms, bathroom, along with an open plan front garden and enclosed rear garden.

## ACCOMMODATION

### Entrance Hall

Two built in storage cupboards.

### Sitting Room

15'10" x 11' (4.82m x 3.36m) Radiator x 1 and electric fireplace. 2 x windows.

### Kitchen

12'2" x 7'1" (3.72m x 2.17m) Radiator x 1. Range of white wall and base units with blue mottled work tops. Space for cooker with integrated extractor hood over, space for fridge/freezer, space for dishwasher, space for washing machine. Larder cupboard housing the electrics and meters. Boiler.

### Hallway

Storage cupboard to left-hand side and cupboard with shelving to right-hand side.

### Bedroom 1

12'2" x 10'10" (3.72m x 3.31m) Radiator x 1

### Bedroom 2

11'1" x 9'6" (3.38m x 2.90m) Radiator x 1. Built in cupboard with hanging rail and shelf.

### Bathroom

White suite with chrome fittings comprising wash hand basin with mirrored medicine cupboard above, WC, bath with shower over and electric heater.

## OUTSIDE

### Front garden

Area laid to lawn and small tree.

### Rear Garden

Patio and area laid to lawn. Access via side gate.

### Garage

Garage in a block with up and over door located at the rear of the property.

### Parking

Shared communal parking area.

## OTHER INFORMATION

### Approximate Age:

1965

### Approximate Area:

679sqft/63sqm

### Management:

Fully managed

### Availability:

Immediate

### Holding Deposit:

£288.46

### Security Deposit:

£1442.00

### Furnished/Unfurnished:

Unfurnished

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Hiltingbury Infant/Junior School

### Secondary School:

Thornden Secondary School

### Local Council:

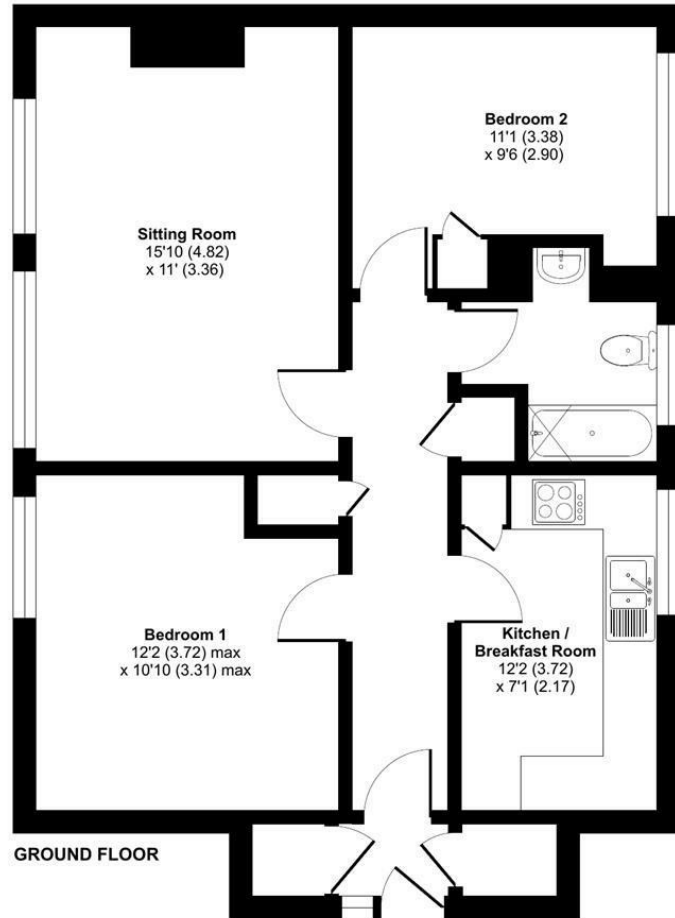
Eastleigh Borough Council - 02380 688000

### Council Tax:

Band B



Ground Floor = 679 sq ft / 63 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2025. Produced for Sparks Ellison. REF: 1349990

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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