

**TO LET**



**Gardner Way, Chandler's Ford**

**4 Bedrooms, 2 Bathroom, Detached House**

**£2,120 pcm**



## Gardner Way, Chandler's Ford

Detached House,  
4 bedroom, 2 bathroom

£2,120 pcm

Date available: 6th November 2024

Deposit: £2,446.15

Unfurnished

Council Tax band: F

- Available 6th November 2024
- No pets or smokers
- Eastleigh Borough Council Band 'F'
- Sitting Room
- Dining Room
- Downstairs cloakroom
- Kitchen, Utility room

A good sized four bedroom furnished/part furnished house built in 2004 by David Wilson Homes. Hiltingbury/Thornden Schools' catchment area.

Entrance Hall Wooden flooring, stairs to the first floor and under stairs cupboard.

Sitting Room 15'2" into bay x 12'10" Wooden flooring, a box window to the front and second window to the side and a gas fire in a stone surround and hearth.

Dining Room 14'9" x 8'5" A door from the sitting room, wooden flooring and French doors conservatory.

Conservatory 12.2 x 11'10" Good sized with tiled floor and french doors to the garden.

Kitchen 10'10" x 10'7" A window overlooking the garden, wooden flooring, a range of maple effect wall

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating										
	Current	Potential		Current	Potential								
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions										
(92-100) <b>A</b>			(92-100) <b>A</b>										
(81-91) <b>B</b>			(81-91) <b>B</b>										
(69-80) <b>C</b>			(69-80) <b>C</b>										
(55-68) <b>D</b>			(55-68) <b>D</b>										
(39-54) <b>E</b>			(39-54) <b>E</b>										
(21-38) <b>F</b>			(21-38) <b>F</b>										
(1-20) <b>G</b>			(1-20) <b>G</b>										
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions										
<table border="1"> <tr> <td>Current</td> <td>74</td> </tr> <tr> <td>Potential</td> <td>76</td> </tr> </table>			Current	74	Potential	76	<table border="1"> <tr> <td>Current</td> <td>72</td> </tr> <tr> <td>Potential</td> <td>73</td> </tr> </table>			Current	72	Potential	73
Current	74												
Potential	76												
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Potential	73												
<p>Scotland EU Directive 2002/91/EC</p>			<p>Scotland EU Directive 2002/91/EC</p>										



and floor units and drawers with worksurfaces and tiling above, a one and a half bowl stainless steel sink with mixer tap and drainer, an eye level stainless steel double oven, a four ring stainless steel gas hob with extractor hood over and twin built-in fridges.

Utility Room 9'8" x 5'1" Wooden flooring, a wall mounted boiler, a range of storage units, free standing freezer, and washing machine, door to the garden and door to the rear end of the garage.

Cloakroom Wooden flooring, a pedestal wash hand basin, a WC and an extractor fan.

First Floor Landing Walnut wooden flooring, a leaded window to the front, an airing cupboard housing the hot water cylinder and access to the loft.

excluding wardrobes Master Bedroom 13'1" x 11'0" A leaded window to the front and a range of built-in wardrobes, walnut flooring.

En-Suite Bathroom An obscured window to the side, a white suite comprising a shower cubicle, a pedestal wash hand basin, a WC and an extractor fan.

Bedroom Two 12'7" x 12'5" A leaded window to the front and a built-in double wardrobe.



Bedroom Three 10'3" x 9'11" A window overlooking the garden and a built-in double wardrobe.

Bedroom Four 11'0" x 9'4" A window overlooking the garden.

Bathroom 8'0" x 7'7" max An obscured window to the rear and a white suite comprising a panel bath with mixer tap and shower attachment, a pedestal wash hand basin, a WC and an extractor fan.

Garage The garage has been partitioned off the rear of the garage is available for tenants.

Outside There is a low maintenance pebbled garden to the front with a tarmac driveway. A gated side access leads through to the rear garden which has a lawn, a decked seating, outside lighting, an outside tap, a selection of shrubs, a storage area to the side of the house and with the whole being surrounded by panel fencing.

Deposit. £2,446.15

Eastleigh Borough Tax Band F

Energy Performance C



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## Martin & Co Chandler

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.