



27 Merlin Way, Chandlers Ford, SO53 4JB

£1,150 Per Calendar Month

PROPERTY IS NOW LET A modern 2 bedroom terrace situated in a pleasant cul-de-sac location close to woodland and benefiting from sitting room, kitchen/dining room, 2 bedrooms and a bathroom along with an enclosed rear garden and allocated parking.

ACCOMMODATION

Ground Floor

Entrance Hall:

Stairs to first floor.

Sitting Room:

14'10" x 9'11" (4.52m x 3.02m)

Kitchen/Dining Room:

13'2" x 8'8" (4.01m x 2.64m) Built in oven, built in 4 ring gas hob, integrated extractor hood, washing machine, fridge/freezer, wall mounted boiler, space for table and chairs, tiled floor, under stairs storage cupboard.

First Floor

Landing:

Bedroom 1:

13'2" x 9'3" (4.01m x 2.82m)

Bedroom 2:

13'2" max x 8'2" (4.01m x 2.49m) Built in airing cupboard.

Bathroom:

6'5" x 6' (1.96m x 1.83m) White suite with chrome fittings comprising bath with shower over, wash hand basin, wc.

OUTSIDE

Front:

Area laid to lawn, pathway to front door.

Rear Garden:

Measures approximately 28' x 14' with paved patio, area laid to lawn, planted beds and gate providing pedestrian access.

Parking:

The property benefits from 1 allocated parking space.

OTHER INFORMATION

Approximate Area:

635sqft/59sqm

Approximate Age:

2000

Management:

Fully managed

Availability:

6th August 2024

Furnished/Un-Furnished:

Un-Furnished

Infant/Junior School:

Knightwood Primary School/St Francis C of E Primary School

Secondary School:

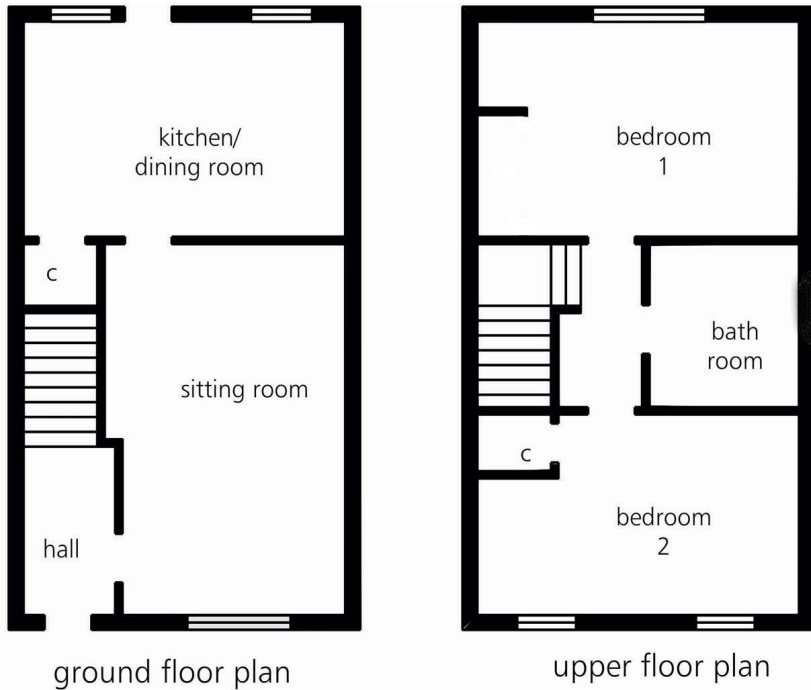
Thornden Secondary School

Local Council:

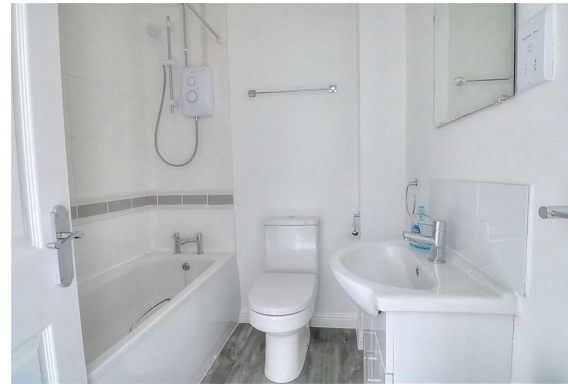
Test Valley Borough Council 01264 368000

Council Tax:

Band C



illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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	

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



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.

