



11 Conway Close, Chandler's Ford, SO53 3NW

£1,750 Per Calendar Month

A modern four-bedroom detached family home situated in a cul-de-sac location towards the southern end of Chandlers Ford. The garage has been converted into an additional room which would work well as either a playroom or home office. Please note that the garden office is not included in the let.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Radiator. Stairs to first floor, under stairs storage cupboard housing boiler.

Cloakroom:

5'11" x 3' (1.80m x 0.91m) Radiator. White suite with chrome fittings comprising hand basin, WC.

Sitting Room:

15'3" x 12'5" (4.65m x 3.78m) Radiator. Fire place surround with inset electric fire.

Kitchen/Dining Room:

18'8" x 10'4" (5.69m x 3.15m) Radiator. Built in double oven, built in 4 ring gas hob, fitted extractor hood, washing machine, fridge freezer.

Conservatory:

8'11" x 7'8" (2.72m x 2.34m)

Family Room:

15'9" x 7'3" (4.80m x 2.21m) Electric wall heater. Access to storage room above but this is not included in the let.

FIRST FLOOR

Landing:

Bedroom 1:

11'10" x 10'1" (3.61m x 3.07m) Radiator.

En-suite:

6'2" x 5'10" (1.88m x 1.78m) Ladder radiator. White suite with chrome fittings comprising shower in cubicle, wash basin with vanity unit under, WC.

Bedroom 2:

10'6" x 9'1" (3.20m x 2.77m) Radiator.

Bedroom 3:

7'10" x 7'10" (2.39m x 2.39m) Radiator.

Bedroom 4:

7'1" x 6'7" (2.16m x 2.01m) Radiator. Built-in airing cupboard housing hot water tank and slatted shelving.

Bathroom:

5'10" x 5'6" (1.78m x 1.68m) Ladder radiator. White suite with chrome fittings comprising bath with shower over, wash hand basin, WC. Access to loft space.

OUTSIDE

Front:

Brick-paved drive providing off road parking for approximately 2 vehicles, outside tap, side pedestrian access to rear garden.

Rear Garden:

Approximately 49' x 32' with paved patio area, area laid to lawn.

OTHER INFORMATION

Approximate Age:

1980's

Approximate Area:

110.3sqm/1188sqft

Managed:

Fully managed

Furnished/Unfurnished:

Furnished.

Availability:

End of August 2024

Deposit:

£2019

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

St Francis C of E Primary School

Secondary School:

Toynbee Secondary School

Council Tax:

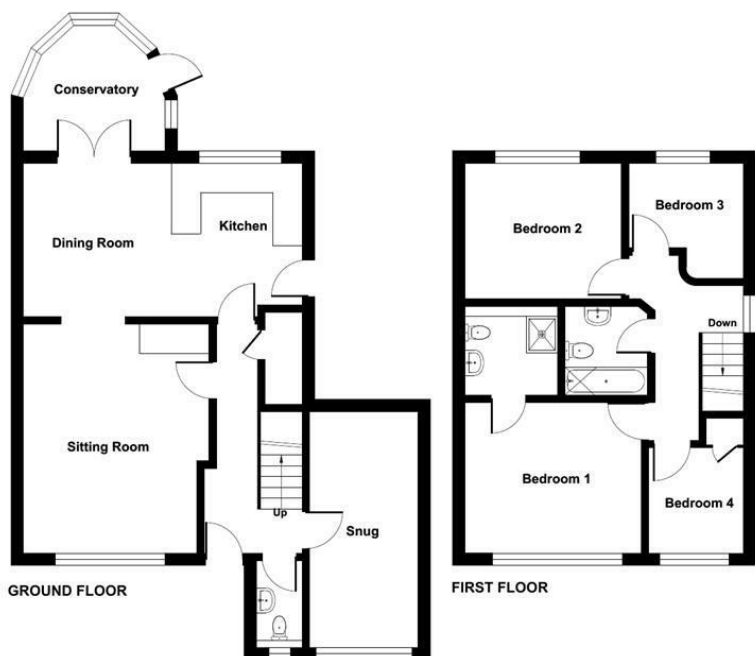
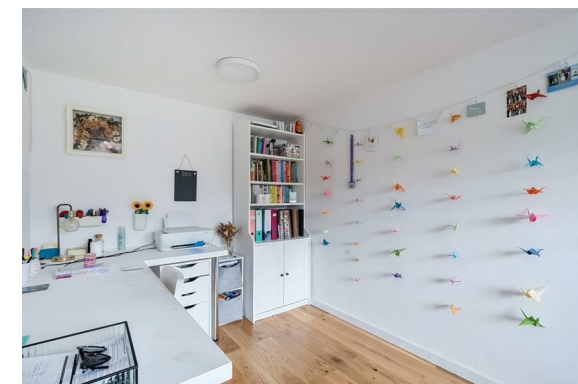
Band E

Local Council:

Eastleigh Borough Council 02380 688000



Ground Floor = 702 sq ft / 65.2 sq m
 First Floor = 486 sq ft / 45.1 sq m
 Total = 1188 sq ft / 110.3 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	80
		EU Directive 2002/91/EC	

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