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For Let

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est.2003

2 Monmouth Close, Chandlers Ford, SO53 4SY

£1,100 Per Calendar Month

A mid-terrace two-bedroom house situated in a pleasant cul-de-sac in Valley Park with off road parking for one vehicle. The property is in good condition having had new flooring fitted and been repainted in 2024. On the ground floor is a kitchen to the front of the house, and sitting/dining room to the back with sliding patio doors into the garden. There are two bedrooms and an internal family bathroom on the first floor.

ACCOMMODATION

GROUND FLOOR

Entrance hall:

Radiator. Cupboard by front door housing meters. Under stairs cupboard. Wall mounted thermostat. Stairs to first floor.

Kitchen:

11' 7" x 5' 10" (3.35m 2.13m x 1.52m 3.05m) Radiator. Range of white base and wall units with black worktops. Built-in electric oven and hob, freestanding fridge freezer, freestanding washing machine.

Sitting/Dining Room:

13' x 11' 9" (3.96m x 3.35m 2.74m) Radiator. Sliding patio doors to garden.

FIRST FLOOR

Landing:

Access to loft space.

Bedroom 1:

11' 10" at widest point narrowing to 8' 6" x 9' 2" (3.35m 3.05m at widest point narrowing to 2.44m 1.8) Radiator. Two windows. Double doors to cupboard over the stairs housing the hot water tank, gas boiler and two slatted shelves.

Bedroom 2:

11' 9" x 9' (3.35m 2.74m x 2.74m) Radiator.

Bathroom:

5' 7" x 6' 2" (1.52m 2.13m x 1.83m 0.61m) White suite with chrome fittings comprising wash basin, WC and bath with shower over, telescopic pole for shower curtain, and extractor fan.

OUTSIDE

Front:

Small area laid to lawn with a fruit tree and driveway providing off road parking for one vehicle.

Rear garden:

Small patio area leading to a lawn with a gate in the bottom boundary which opens onto the access pathway.

OTHER INFORMATION

Approximate Age:

1980's

Approximate Area:

55.2sqm/596sqft

Management:

Fully Managed

Furnished/Unfurnished:

Unfurnished

Availability:

Immediately

Deposit:

£1269

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

St Francis Primary

Secondary School:

Toynbee Secondary School

Council Tax:

Band C

Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 298 sq ft / 27.6 sq m
 First Floor = 298 sq ft / 27.6 sq m
 Total = 596 sq ft / 55.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(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	



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024.
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