



# 7 Cherwell Gardens, Chandlers Ford, SO53 2NH

**£1,500 Per Calendar Month**

A three bedroom mid terrace family home situated in a cul-de-sac location within close proximity to Toynbee School and providing easy access to the centre of Chandlers Ford along with easy transport access to Eastleigh, M3 & M27 motorways.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall:

Stairs to first floor, stairs to lower ground floor, built in storage cupboard.

#### Cloakroom:

4'2" x 2'7" (1.27m x 0.79m) White suite with chrome fittings comprising wash hand basin, w.c.

#### kitchen/Breakfast Room:

11'10" x 11'2" (3.61m x 3.35m) Built in electric oven, built in four ring electric hob, fitted extractor hood, fridge freezer, dishwasher, washing machine, boiler in cupboard.

#### Lower Ground Floor:

17' x 13'7" (5.18m x 4.14m) Fireplace surround and hearth with inset electric fire, under stairs storage cupboard.

### First Floor

#### Landing:

Stairs to upper floor.

#### Bedroom 1:

13'8" x 9'3" (4.17m x 2.82m)

#### Bedroom 3:

9'3" x 7'5" (2.82m x 2.26m)

### Upper First Floor

#### Bedroom 1:

12' x 9' (3.66m x 2.74m) Built in wardrobe.

#### Bathroom:

7'9" x 5'7" Plus recess for shower (2.36m x 1.70m) White suite with chrome fittings comprising shower in cubicle, bath, wash hand basin, w.c.

## OUTSIDE

#### Front:

Stepped pathway leading to front door, area laid to lawn, outside tap.

#### Rear Garden:

Measures approximate 30' x 17' and comprises paved patio area, area laid to lawn, gate providing rear pedestrian access to the garage block.

#### Garage:

No.7 benefits from a garage located in the block to the rear of the property. Vehicular access to this block is located off of Bodycoats Road.

## OTHER INFORMATION

#### Approximate Age:

1970

#### Approximate Area:

81sqm/872sqft

#### Availability:

21st October 2024

#### Managment:

Tenant find only

#### Furnished/Un-Furnished:

Unfurnished

#### Deposit:

£1730.00

#### Infant/Junior School:

Fryern Infant/Junior Schools

#### Secondary School:

Toynbee Secondary School

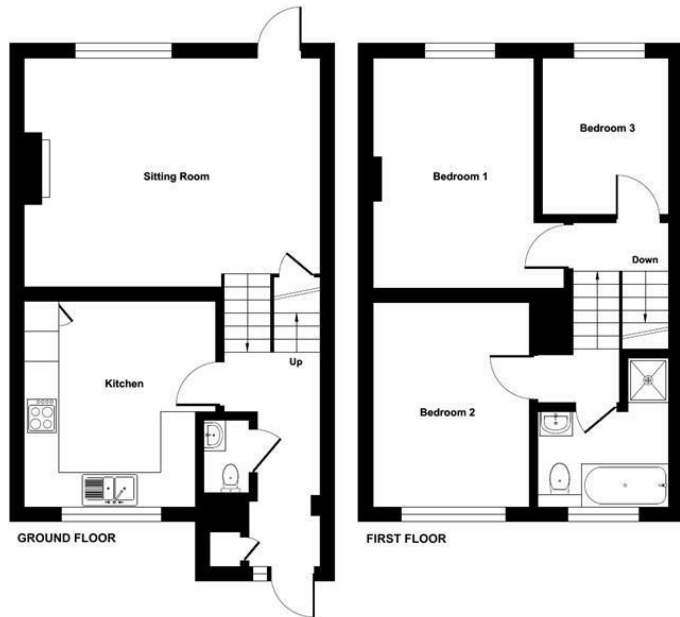
#### Local Council:

Eastleigh Borough Council - 02380 688000

#### Council Tax:

Band C

Ground Floor = 461 sq ft / 2.8 sq m  
 First Floor = 439 sq ft / 40.7 sq m  
 Total = 900 sq ft / 83.6 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Sparks Ellison. REF: 856711

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)



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