



QUAKPARK  
ALARM-2

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For Sale

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sparks ellison

# 33 Tristram Close, Chandler's Ford, SO53 4TT

£1,200 Per Calendar Month

A modern two bedroom terrace home situated in a popular cul-de-sac location fronting onto an open green. Benefits include a cloakroom good size sitting/dining room, master bedroom with built-in wardrobes, enclosed rear garden, two allocated parking spaces.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall:

Stairs to first floor.

#### Cloakroom:

5'2" x 3'1" narrowing to 2'5" (1.57m x 0.94m x 0.74m) White suite with chrome fittings comprising wash hand basin, WC, two corner units.

#### Kitchen:

9'2" x 5'10" (2.79m x 1.78m) Range of units, built-in electric oven, built-in four ring gas hob, integrated extractor hood, space for fridge/freezer, space and plumbing for washing machine, wall mounted boiler.

#### Sitting/Dining Room:

13' x 13'1" (3.96m x 3.99m) Under stairs storage cupboard, French doors to garden.

### First Floor

#### Landing:

Built in airing cupboard housing hot water tank and slatted shelving.

#### Bedroom 1:

10'7" x 10'2" (3.23m x 3.10m) Built in wardrobes and cupboards.

#### Bedroom 2:

8'11" x 7'9" (2.72m x 2.36m)

#### Bathroom:

8'2" x 4'11" (2.49m x 1.50m) White suite with chrome fittings comprising bath with shower over and bi-fold glass screen, wash hand basin, WC.

## OUTSIDE

### Front:

There are two allocated parking spaces.

### Rear Garden:

Slabbed patio and path, area laid to shingle, garden shed.

## OTHER INFORMATION

### Approximate Age:

1990's

### Approximate Area:

55sqm/592sqft

### Managment:

Fully managed

### Furnishes/Unfurnished:

Unfurnished

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Knightwood Primary School

### Secondary School:

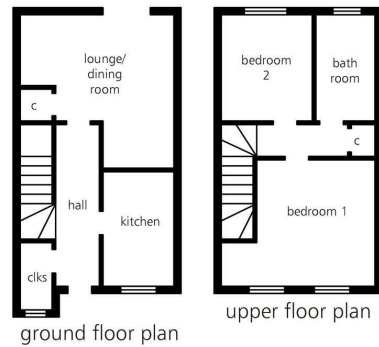
Toynbee Secondary School

### 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) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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