



sparks ellison

# 17 Tolefrey Gardens, Eastleigh, SO53 4HG

**£1,300 Per Calendar Month**

A delightful two bedroom terrace house presented in excellent condition throughout benefiting from many notable features to include a 17'4" x 12'8" living room, downstairs cloakroom and two double bedrooms both with en-suites. In addition there are 2 parking spaces and school catchments to include Knightwood and Thornden.

## ACCOMMODATION

### Ground Floor

**Open Porch:**  
Storage cupboard.

**Reception Hall:**  
Storage cupboard, laminate wood floor.

**Cloakroom:**  
Wash basin with cupboard under, laminate wood floor.

**Sitting Room:**  
14'4" x 12'8" (5.28m x 3.86m) Double doors to rear garden, stairs to first floor, laminate wood floor.

**Kitchen:**  
10' x 6'7" (3.05m x 2.01m) Range of units, oven and hob, fridge/freezer, washing machine, cupboard housing boiler.

### First Floor

#### Landing:

**Bedroom 1:**  
10'8" x 9'6" (3.25m x 2.90m) Up to fitted wardrobes, airing cupboard.

**En-Suite:**  
Suite comprising shower in cubicle, wash basin with cupboard under, wc, tiled floor.

**Bedroom 2:**  
12'8" x 8'5" (3.86m x 2.57m)

**En-Suite:**  
Suite comprising bath with shower unit over, wash basin with cupboard under, wc, tiled walls and floor.

## OUTSIDE

**Front:**  
Two parking spaces.

**Rear Garden:**  
The rear garden is paved and gravelled, enclosed by fencing, garden shed.

## OTHER INFORMATION

**Approximate Age:**  
1999

**Approximate Area:**  
699sqft / 65sqm

**Managment:**  
Tenant find only

**Availability:**  
24th October

**Deposit:**  
£1500

**Heating:**  
Gas central heating

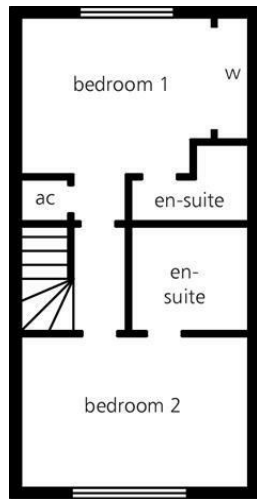
**Windows:**  
UPVC double glazing

**Infant/Junior School:**  
Knightwood Primary School and St Francis Primary School

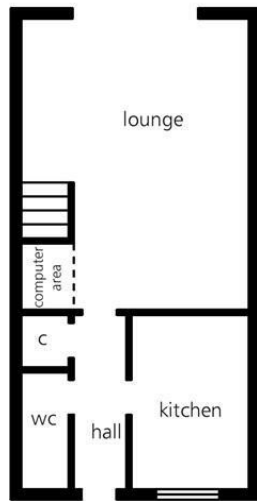
**Secondary School:**  
Thornden Secondary School

**Local Council:**  
Test Valley Borough Council 01264 368000

**Council Tax:**  
Band C



upper floor plan



ground floor plan

illustrative purposes only



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>87</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>69</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<br>2002/91/EC |           |

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