





# 29 Merlin Way, Chandler's Ford, SO53 4JB

# £1,100 Per Calendar Month

A modern two bedroom terraced home situated in a pleasant cul-de-sac. Internally the property benefits from an entrance hall with stairs to first floor. Sitting room and kitchen/breakfast room, whilst to the first floor there are two good size bedrooms and a bathroom. The 30' rear garden faces west and to the side of the property are two allocated parking spaces.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall::

Stairs to first floor.

#### Sitting Room:

14'10" x 9'11" (4.52m x 3.02m)

#### Kitchen/Breakfast Room:

13'2" x 8'8" (4.01m x 2.64m) Built in oven, hob and extractor hood, washing machine, dishwasher, large free standing fridge freezer, built in under stairs storage cupboard, wall mounted boiler.

### First Floor

#### Landing:

Access to loft space.

#### Bedroom 1:

13'2" including wardrobe depth x 9'3" (4.01m including wardrobe depth x 2.82m) Built in wardrobes.

#### Bedroom 2:

13'2" max x 8'2" (4.01m max x 2.49m) Built in airing cupboard.

#### Bathroom:

6'5" x 6' (1.96m x 1.83m) White suite with chrome fittings comprising bath with shower attachment, wash hand basin, low level WC.

## OUTSIDE

### Front:

Pathway to front door, small open plan lawned area.

### Rear Garden:

Measures approximately 30' x 14'. Area laid to timber decking, area laid to shingle, rear pedestrian access.

### Parking:

There are two allocated parking spaces.

## OTHER INFORMATION

### Approximate Area:

58sqm/624sqft (Details taken from EPC)

### Approximate Age:

2000

### Management:

Fully managed

### Availability:

Immediately

### Deposit:

£1269

### Furnished/Unfurnished:

Unfurnished

### Pets:

No

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Knightwood Primary School/St Francis C of E Primary School

### Secondary School:

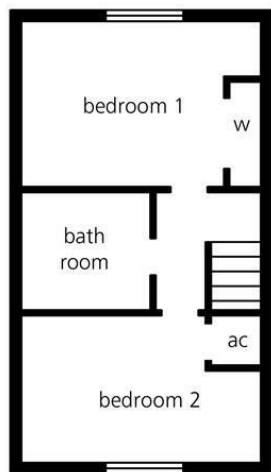
Thornden Secondary School

### Local Council:

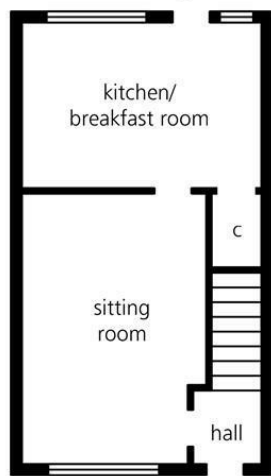
Test Valley Borough Council 01264 368000

### Council Tax:

Band C



first floor plan



ground floor plan

illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(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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