



sparks ellison



# 10 Valley Road, Chandler's Ford, SO53 1GP

£3,000 Per Calendar Month

A beautiful double-fronted six-bedroom detached house built around 1900 with a very good sized south facing back garden and to the front off road parking for several vehicles. Along with a kitchen/dining room, utility, and cloakroom on the ground floor the property has three sitting rooms, one of which leads into a conservatory with French doors to the patio. On the first floor are five bedrooms, the family bathroom and a 31' landing with stairs to the second floor where the master bedroom and an en suite are located.

## ACCOMMODATION

### GROUND FLOOR

#### Porch:

Double fronted porch with inner door leading to hallway, tiled, floor, meter cupboard.

#### Hallway:

26'11" x 6' (8.20m x 1.83m) Covered radiator, stairs to first floor, wood effect flooring, under stairs storage cupboard.

#### Sitting Room:

19'5" into bay x 12'1" into recess (5.92m into bay x 3.68m into recess) Two radiators, open fireplace with wood surround (not in use).

#### Sitting Room/Conservatory:

26'2" x 12'1" narrowing to 11'6" (7.98m x 3.68m narrowing to 3.51m) Two radiators, wood effect floor, open fireplace with brick surround (not in use), French doors leading to back garden, built in shelves, two ceiling fans.

#### Cloakroom:

5'1" x 3'9" (1.55m x 1.14m) Vertical radiator, white suite comprising wash hand basin and WC, chrome fittings, tiled floor.

#### Kitchen/Dining Room:

21' x 12' narrowing to 9'2" (6.40m x 3.66m narrowing to 2.79m) Radiator, range of wooden wall and base units with black marble effect work tops, Belfast sink, Rangemaster oven, dishwasher, quarry tiled floor, French doors to patio, stable door giving side access, freestanding American style fridge freezer, built in shelves.

#### Utility:

9'8" x 8'11" (2.95m x 2.72m) Vertical radiator, range of wooden wall and base units with mottled black marble effect work top, washing machine, tumble dryer, Belfast sink with chrome mixer tap, tiled floor, coat hooks, door to garden.

#### Sitting Room:

18'4" into bay x 12'1" into recess (5.59m into bay x 3.68m) Two radiators, open fireplace with wood surround (not in use).

### FIRST FLOOR

#### Landing:

31'3" x 6'1" (9.53m x 1.85m) Covered radiator, stairs to second floor.

#### Bedroom 3:

14'9" x 12'1" narrowing to 10'9" (4.50m x 3.68m narrowing to 3.28m) Radiator, open fireplace with wooden surround (not in use), built in wardrobe.

#### Bedroom 4:

11'5" x 12'1" narrowing to 10' (3.48m x 3.68m narrowing to 3.05m) Radiator, fireplace with wooden surround (not in use), built in wardrobe.

#### Bathroom:

9'1" x 6'9" narrowing to 5'3" (2.77m x 2.06m narrowing to 1.60m) Radiator, white suite with chrome fittings comprising wash basin with cupboard under, wide shower with glazed screen, WC, tiled floor.

#### Bedroom 6:

10' x 9'1" (3.05m x 2.77m) Radiator.

#### Bedroom 5:

12'1" x 11' narrowing to 8'7" (3.68m x 3.35m narrowing to 2.62m) Radiator, fireplace with wooden surround (not in use), built in wardrobe.

#### Bedroom 2:

15' into recess x 12'2" (4.57m to recess x 3.71m) Radiator, dual aspect windows.

### SECOND FLOOR

#### Bedroom 1:

18'4" into front window recess x 17'8" (5.59m into window recess x 5.38m) Two radiators, range of dark wood built in wardrobes, loft hatch, window seat, eaves access, door to en suite.

#### En-suite:

12'4" x 7'9" (3.76m x 2.36m) Two radiators, white suite with chrome fittings comprising bath, built in shower with cupboard storage to either side, WC, double basin vanity unit with dark marble effect top with wooden drawers and cupboards under, two Velux windows, vinyl flooring.

## OUTSIDE

### Front:

Gravel driveway with parking for several vehicles, lawned area with shrubs and trees, side access to right and left of property.

### Rear Garden:

Large patio next to house leading to lawned area and borders with mature shrubs and trees, wooden shed.

## OTHER INFORMATION

### Approximate Area:

254.4sqm/2740sqft

### Management:

Tenant find only

### Furnished/Unfurnished:

Unfurnished

### Availability:

October 2024

### Deposit:

£3461

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

### Secondary School:

Thornden Secondary School

### Council Tax:

Band F

### Local Council:

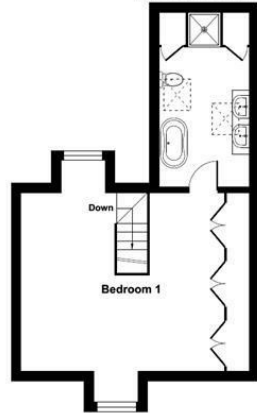
Eastleigh Borough Council - 02380 688000







Ground Floor = 1275 sq ft / 118.4 sq m  
 First Floor = 1014 sq ft / 94.2 sq m  
 Second Floor = 451 sq ft / 41.8 sq m  
 Total = 2740 sq ft / 254.4 sq m  
 For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for Sparks Ellison. REF: 1186898



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.





