



sparks ellison

# 171 Hursley Road, Chandler's Ford, SO53 1JH

£2,300 Per Calendar Month

A refurbished four-bedroom end-terrace family home conveniently situated near the centre of Chandlers Ford with easy access to local shops, health practices and railway station. The property has well proportioned rooms with four bedrooms and a bathroom on the first floor along with 3 reception rooms, a kitchen with built-in appliances and shower room on the ground floor. The property also enjoys a rear garden measuring approximately 53' in length.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

#### Shower Room:

9'10" x 5'11" (3m x 1.80m) White suite with chrome fitments comprising shower in cubicle, wash and basin, WC.

#### Sitting Room:

13'10" x 12' max (4.22m x 3.66m)

#### Dining Room:

13'11" x 12' max (4.24m x 3.66m)

#### Family Room:

11' 5" x 11' (3.48m x 3.35m)

#### Kitchen/Breakfast room

17'1" x 8'10" (5.21m x 2.69m) Built-in oven, built-in electric hob, fitted extractor hood, integrated fridge freezer, integrated dishwasher

#### Utility Room:

11' x 5'1" (3.35m x 1.55m) Space and plumbing for washing machine, boiler.

### First Floor

#### Landing:

#### Bedroom 1:

12' x 11' 7" (3.65m x 3.53m)

#### Bedroom 2:

11'6" x 11'1" (3.51m x 3.38m)

#### Bedroom 3:

11'1" x 10'1" (3.38m x 3.07m)

#### Bedroom 4:

12' x 7'1" (3.66m x 2.16m)

#### Bathroom:

9'11" x 5'7" (3.02m x 1.70m) White suite with chrome fitments comprising bath with shower over, wash hand basin, WC.

## OUTSIDE

#### Front:

Hardstanding providing off-road parking for two vehicles, access to rear garden.

#### Rear Garden:

Measures approximately 53' x 35' and comprises paved patio area, area laid to lawn.

## OTHER INFORMATION

#### Approximate Area:

1587sqm/147.4sqm

#### Avilability:

Immediately

#### Management:

Full managed

#### Deposit:

£2538

#### Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

#### Secondary School:

Thornden Secondary School

#### Local Council:

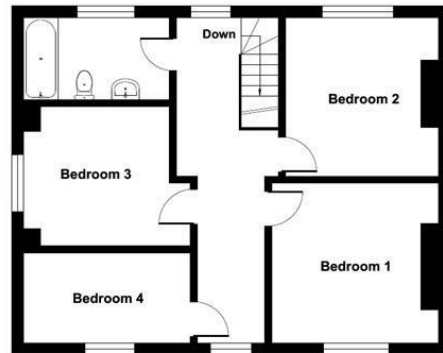
Eastleigh Borough Council: 02380 688000

#### Council Tax:

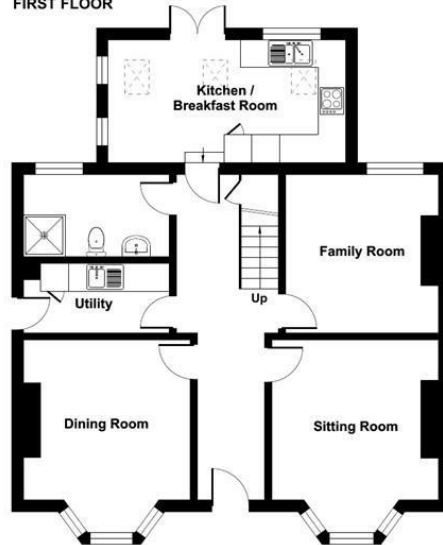
Band C



Ground Floor = 888 sq ft / 82.5 sq m  
First Floor = 699 sq ft / 64.9 sq m  
Total = 1587 sq ft / 147.4 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022.  
Produced for Sparks Ellison. REF: 806385



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



