



sparks ellison

7 Heathcote Road, Chandler's Ford, SO53 2HF

£1,250 Per Calendar Month

A two-bed bungalow located in a quiet cul-de-sac in the centre of Chandler's Ford with off-road parking for two vehicles, side access and a separate garage. The property has been recently re-painted and re-carpeted throughout.

ACCOMMODATION

Entrance Hall:
Radiator x 1. Cupboard housing meters and loft hatch.

Sitting Room:
14' x 12'9" (4.27m x 3.89m) Radiator x 1. Two windows, south facing.

Kitchen:
9'6" x 7' (2.90m x 2.13m) Range of off-white base and wall units with a dark wood effect worktop and a stainless-steel sink with left-hand drainer. Free standing electric cooker with cooker hood over, washing machine, space and electrics for free standing fridge freezer. Larder cupboard with shelving and door to back garden.

Bedroom 1:
11'5" x 10'9" (3.48m x 3.28) Radiator x 1. Built-in storage cupboard with shelves and hanging.

Bedroom 2:
10'9" x 7'11" (3.28m x 2.41m) Radiator x 1. Two windows, built-in storage cupboard with shelves and hanging.

Bathroom:
Heated towel rail. White suite with chrome fittings comprising bath with shower over and telescopic pole, WC and basin.

OUTSIDE

Front:
Driveway with off-road parking for two vehicles, side access, garden laid to shingle.

Rear Garden:
Garage, lawn, mature shrubs, greenhouse.

OTHER INFORMATION

Approximate Age:
1950's

Approximate Area:
53sqm/570sqft

Management:
Tenant find only

Furnished/Unfurnished:
Unfurnished

Availability:
Immediately

Deposit:
£1442

Heating:
Gas central heating

Windows:
UPVC double glazed windows

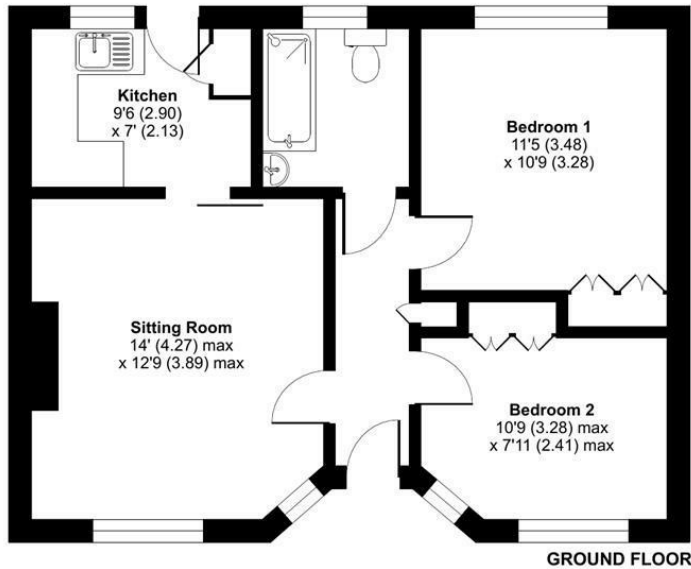
Infant/Junior School:
Fryern Infant/Junior School

Secondary School:
Toynbee Secondary School

Council Tax:
Band C

Local Council:
Eastleigh Borough Council - 02380 688000

Ground Floor = 570 sq ft / 53 sq m
For identification only - Not to scale



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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