



se sparks ellison
Let
023 8025 5333 sparksellison.co.uk



sparks ellison

10 Warblington Close, Chandler's Ford, SO53 3PP

£1,150 Per Calendar Month

**** ALREADY LET AGREED. NO MORE ENQUIRES PLEASE ****

A modern two-bedroom mid-terrace property situated in a pleasant cul-de-sac location within the popular residential development of Valley Park providing easy access to Southampton and Eastleigh, the motorway network, local schools, shops and leisure facilities. The property benefits from a kitchen, sitting room opening onto rear garden, two bedrooms, bathroom, driveway and garage.

ACCOMMODATION

Ground Floor

Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

Kitchen:

9'1" x 5'11" (2.77m x 1.80m) Built in oven, built in four ring gas hob, fitted extractor hood, space and plumbing for washing machine, space for fridge freezer.

Sitting Room:

13'6" x 11'11" (4.11m x 3.63m)

First Floor

Landing:

Access to loft space.

Bedroom 1:

11'11" x 8'1" (3.63m x 2.46m)

Bedroom 2:

8'8" x 7'7" (2.64m x 2.31m) Built in wardrobe, built in storage cupboard.

Bathroom:

6'6" x 5'8" (1.98m x 1.73m) White suite with chrome fittings comprising bath with shower over, wash hand basin, wc.

OUTSIDE

Front:

Area laid to lawn, stepped pathway to front door.

Rear Garden:

Approximately 35' x 13' paved patio area, area to laid to lawn, mature plants and bushes, pathway leading to rear of garage.

Garage:

17' x 8'3" (5.18m x 2.51m) With up and over door, power and light and driveway to fore.

OTHER INFORMATION

Mangment:

Fully Managed

Availability:

May 2025

Holding Deposit:

£265.38

Security Deposit:

£1326

Pets:

Considered

Approximate Area:

50sqm/538sqft (Details taken from EPC)

Infant/Junior School:

St Francis C of E Primary School

Secondary School:

Toynbee Secondary School

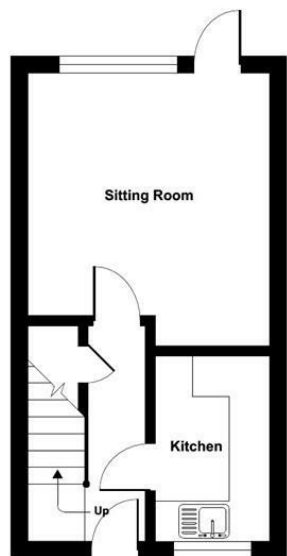
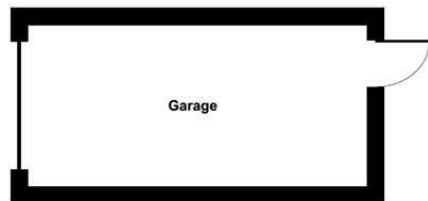
Local Council:

Test Valley Borough Council 01264 368000

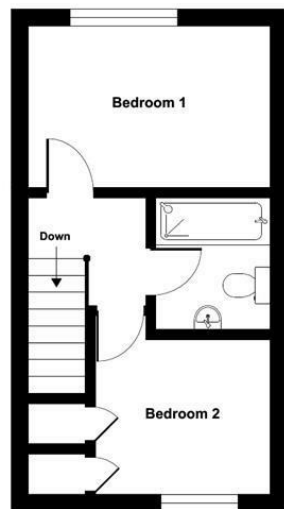
Council Tax:

Band C

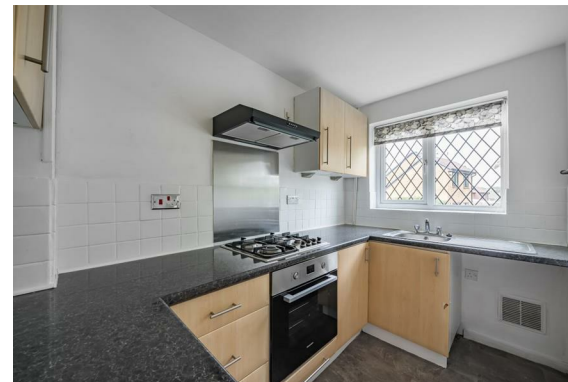
Ground Floor = 278 sq ft / 25.8 sq m
 First Floor = 278 sq ft / 25.8 sq m
 Garage = 135 sq ft / 12.5 sq m
 Total = 691 sq ft / 64.1 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	75	
(69-80) C		
(55-68) D		
(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

Lettings: t: 02380 018518 e: 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.



