



33 Tristram Close, Chandler's Ford, SO53 4TT

£1,200 Per Calendar Month

A modern two bedroom terrace home situated in a popular cul-de-sac location fronting onto an open green. Benefits include a cloakroom good size sitting/dining room, master bedroom with built-in wardrobes, enclosed rear garden, two allocated parking spaces.

ACCOMMODATION

Ground Floor

Entrance Hall:
Stairs to first floor.

Cloakroom:
5'2" x 3'1" narrowing to 2'5" (1.57m x 0.94m x 0.74m) White suite with chrome fitments comprising wash hand basin, WC, two corner units.

Kitchen:
9'2" x 5'10" (2.79m x 1.78m) Range of units, built-in electric oven, built-in four ring gas hob, integrated extractor hood, space for fridge/freezer, space and plumbing for washing machine, wall mounted boiler.

Sitting/Dining Room:
13' x 13'1" (3.96m x 3.99m) Under stairs storage cupboard, French doors to garden.

First Floor

Landing:
Built in airing cupboard housing hot water tank and slatted shelving.

Bedroom 1:
10'7" x 10'2" (3.23m x 3.10m) Built in wardrobes and cupboards.

Bedroom 2:
8'11" x 7'9" (2.72m x 2.36m)

Bathroom:
8'2" x 4'11" (2.49m x 1.50m) White suite with chrome fitments comprising bath with shower over and bi-fold glass screen, wash hand basin, WC.

OUTSIDE

Front:
There are two allocated parking spaces.

Rear Garden:
Slabbed patio and path, area laid to shingle, garden shed.

OTHER INFORMATION

Availiability:
May 2025

Security Deposit:
£1384.00

Holding Deposit:
£276.92

Approximate Age:
1990's

Approximate Area:
55sqm/592sqft

Managment:
Fully managed

Furnishes/Unfurnished:
Unfurnished

Heating:
Gas central heating

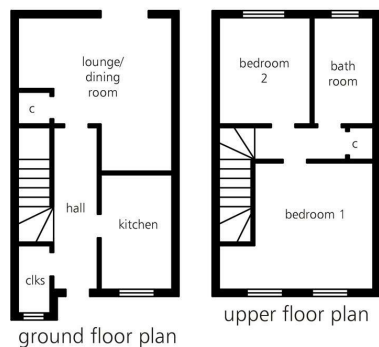
Windows:
UPVC double glazing

Infant/Junior School:
Knightwood Primary School

Secondary School:
Toynbee Secondary School

Local Council:
Test Valley Borough Council - 01264 368000

Council Tax:
Band C



illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(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	

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