



sparks ellison

15 Blenheim Close, Chandlers Ford, SO53 4LD

£2,200 Per Calendar Month

A modern four bedroom detached family home situated in a popular cul-de-sac within close proximity to Knightwood Leisure Centre, Tesco Local, health practices, public house and woodland walks plus easy access to both the M27 and M3. The rental amount includes a gardener and grass collection every two weeks.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to first floor.

Cloakroom:
4'10" x 2'5" (1.47m x 0.74m) White suite with chrome fitments comprising wash hand basin, w.c.

Sitting Room:
15'3" x 12'7" into bay (4.65m x 3.84m into bay) Fireplace surround and hearth with inset electric fire.

Dining Room:
11'1" x 8'11" (3.38m x 2.72m)

Kitchen/Breakfast Room:
17'2" x 8'11" (5.23m x 2.72m) Built in oven, built in four ring gas hob, integrated extractor hood, integrated fridge freezer, integrated dishwasher, washing machine, space for table and chairs.

FIRST FLOOR

Landing:
Access to loft space, built in airing cupboard.

Bedroom 1:
15'9" x 13'2" (4.80m x 4.01m) Built in double wardrobe.

En-Suite:
8'8" x 5'6" (2.64m x 1.68m) White suite with chrome fitments comprising shower in cubicle, wash hand basin, w.c.

Bedroom 2:
12'7" x 8'5" (3.84m x 2.57m) Fitted single wardrobe.

Bedroom 3:
9'4" x 8'5" (2.84m x 2.57m) Built in wardrobe.

Bedroom 4:
9'4" x 7'2" (2.84m x 2.18m)

Bathroom:
8'8" x 5'7" (2.64m x 1.70m) White suite with chrome fitments comprising bath with shower over, wash hand basin, w.c.

OUTSIDE

Front:
Area laid to lawn, planted beds, side pedestrian access to rear garden, block paved driveway providing off road parking.

Rear Garden:
Measures approximately 55' x 22' and is of a pleasant southerly aspect with paved patio area, area laid to lawn, garden shed, planted bed, mature bushes, outside tap.

Garage:
16'10" x 8'4" (5.13m x 2.54m)
With up and over door, power and light.

OTHER INFORMATION

Approximate Age:
1998

Approximate Area:
123.8sqm/1333sqft including garage

Availability:
End of June 2025

Management:
Tenant Find Only

Furnished/Unfurnished:
Unfurnished

Deposit:
£2538.00

Pets:
May be considered

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Infant/Junior School:
Knightwood Primary/St.Francis Primary

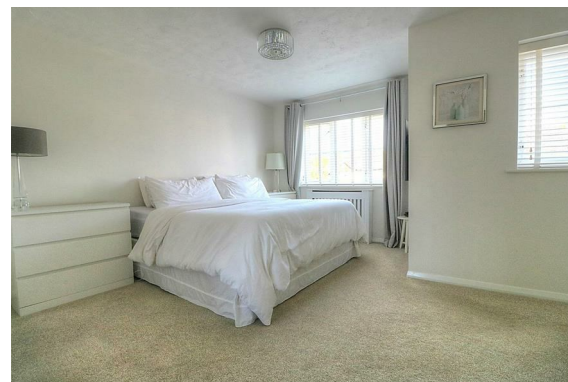
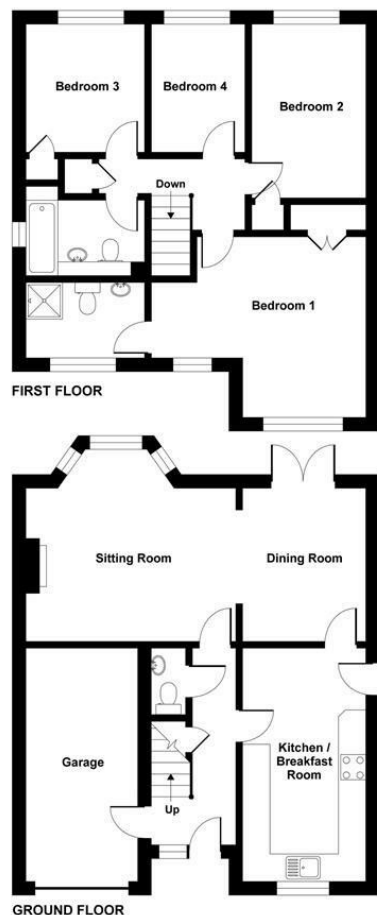
Secondary School:
Toynbee Secondary School

Council Tax:
Band E

Local Council:
Test Valley Borough Council - 01264 368000



Ground Floor = 552 sq ft / 51.2 sq m
 First Floor = 643 sq ft / 59.7 sq m
 Garage = 138 sq ft / 12.8 sq m
 Total = 1333 sq ft / 123.8 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		79
(69-80) C	68	
(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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