



sparks ellison

1 Brecon Close, Chandler's Ford, SO53 3NT

£1,250 Per Calendar Month

A well-presented two-bedroom end terrace house in Valley Park with easy access to Templars Way. Off-road parking for two cars on the brick paved driveway and a west-facing private walled garden to the rear. The ground floor extension provides a larger than average sitting/dining room.

ACCOMMODATION

Ground Floor:

Hallway:

Radiator, under stairs cupboard, wood effect flooring, stairs to first floor.

Kitchen:

9'11" x 5'11" (3.02m x 1.80m) Radiator, tiled floor and boiler. Range of white wall and base units with wood effect worktops. Built-in electric oven and gas hob with extractor hood over. Washing machine, undercounter fridge and undercounter freezer. stainless steel sink and single drainer.

Sitting/Dining Room:

23'10" x 12'2" narrowing to 10'11" (7.26m x 3.71m x 3.33m) Two radiators, one at each end of the room and two Velux windows in the roof of the dining room section. Wood effect floor. Patio doors leading to west-facing garden.

First Floor

Landing:

Access to loft space

Bedroom 1:

12'2" x 10'4" narrowing to 8'6" (3.71m x 3.15m x 2.59m)

Bedroom 2:

9'10" x 7'1" narrowing to 8'8" (3.00m x 2.16m x 2.64m) Radiator. Built-in wardrobe with shelf and hanging plus an airing cupboard over the stairs

Famith bathroom:

6'10" x 5'7" (2.08m x 1.70m) White suite comprising bath with shower over, WC and wash basin. Chrome fitments and a glass shower screen, radiator.

Outside

Front:

Brick paved driveway with parking for two cars and a small raised shingle bed.

Rear Gadren:

Decking from patio doors, step up onto lawned area with planted borders. Boundary wall to the right-hand side with gated access. Shed.

Single Garage:

Located in a block with parking for two cars in front of the garage.

OTHER INFORMATION

Availability:

10th November 2025

Managment:

Tenant find only

Holding Deposit:

£288.46

Security Deposit:

£1442.00

Pets:

No

Approximate Age:

Mid 1980's

Approximate Area:

703sqft/65.3sqm

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

St Francis Primary School

Secondary School:

Toynbee Secondary School

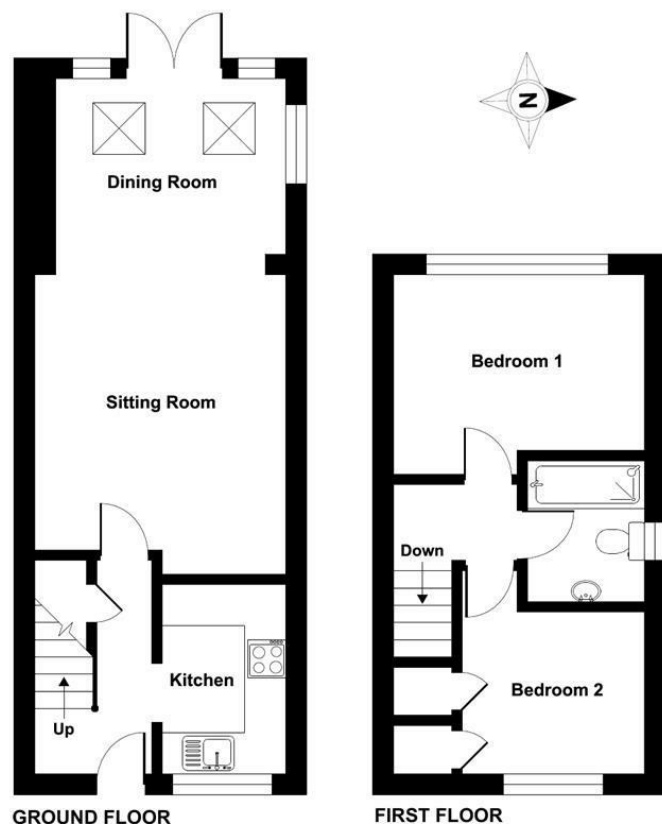
Local Council:

Test Valley Borough Council - 01264 368000

Council Tax:

Band C

Ground Floor = 409 sq ft / 38 sq m
 First Floor = 294 sq ft / 27.3 sq m
 Total = 703 sq ft / 65.3 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		88
(69-80) C	72	
(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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