



sparks ellison

6 Jack Close, Chandler's Ford, SO53 4NU

£1,700 Per Calendar Month

A well presented three bedroom semi detached family home situated in a quiet cul-de-sac within the popular Knightwood area, which itself is served by local amenities including Knightwood School. The property offers spacious well proportioned rooms, extended re-fitted kitchen with white goods, and driveway to the side leading to a good size single garage. The property also falls within the catchment for Thornden School.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Rad x 1. Stairs leading to first floor.

Cloakroom:

Ladder towel rail. White suite with chrome fitments comprising wash basin and WC.

Sitting Room:

17'5" into bay x 11'2" (5.31m x 3.40m) Rad x 2. Bay window. Double doors leading to dining room. Coal effect electric fire (please note – not useable).

Dining Room:

10'9" x 9'2" (3.28m x 2.79m) Rad x 1. Door to kitchen and archway leading to kitchen/breakfast room.

Kitchen/Breakfast Room:

20'3" x 17'1" (6.17m x 5.21m) Rad x 1. Range of wall and base units in a glossy porcelain finish with brown speckled granite effect worktops. Stainless steel single right hand drainer sink. Freestanding washing machine, tumble dryer, dishwasher, fridge freezer. Built in electric double oven with five-ring gas hob. Two Velux windows to roof of extension and patio doors leading to back garden. Side door leading to driveway. Understairs storage cupboard.

FIRST FLOOR

Landing:

Loft access. Airing cupboard housing boiler. Slatted shelf.

Bedroom 1:

11'5" x 11' (3.48m x 3.35m) Rad x 1. Fitted wardrobe with shelf and hanging. Door to en suite.

En-suite:

Ladder towel rail. White suite with chrome fitments comprising wash hand basin, shower cubicle and WC

Bedroom 2:

11' x 8'11" (3.35m x 2.72m) Rad x 1. Fitted wardrobe with shelves and hanging.

Bedroom 3:

8'9" x 6'8" (2.67m x 2.03m) Rad x 1.

Bathroom:

Ladder towel rail. White suite with chrome fitments comprising wash hand basin with vanity unit above, shower cubicle and WC.

OUTSIDE

Front:

Shingle area at the front with a pathway leading to the front door, brick-paved driveway to the left hand side with parking for several cars.

Rear Garden:

Steps down from patio doors to lawn with shrubs to borders and pathway alongside the garage wall. Side access to driveway.

Garage:

19'8" x 10' (5.99m x 3.05m) Workshop area to rear.

OTHER INFORMATION

Approximate Area:

126.8sqm/1365sqft

Management:

Fully managed

Holding Deposit:

£392.30

Security Deposit:

£1961

Availability:

Immediately

Furnished/Unfurnished:

Unfurnished

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Knightwood Primary School/St. Francis Primary School

Secondary School:

Thornden Secondary School

Council Tax:

Band D

Local Council:

Test Valley Borough Council - 01264 368000

Ground Floor = 673 sq ft / 62.5 sq m
 First Floor = 496 sq ft / 46.1 sq m
 Garage / Workshop = 196 sq ft / 18.2 sq m
 Total = 1365 sq ft / 126.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(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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