



se sparks ellison
For Let
01845 501100



sparks ellison

90 Hut Farm Place, Chandlers Ford, SO53 3LQ

£1,500 Per Calendar Month

A well-presented three-bedroom end of terrace family home situated in a quiet cul-de-sac just off Winchester Road and within easy access of both the train station and bus routes. The property offers three bedrooms, one with an en-suite, a family bathroom and downstairs cloaks plus a driveway providing off road parking.

ACCOMMODATION

Ground Floor

Hallway:

Radiator x 1, Stairs leading to first floor.

Downstairs Cloakroom:

Radiator x 1. White suite with chrome fittings comprising wash basin and WC.

Storage Cupboard:

Housing electric meter. Coat hooks.

Sitting Room:

15'3" x 15' (4.65m x 4.57m) Radiator x 2. Patio doors leading to back garden and understairs cupboard.

Kitchen:

11'10" x 7'7" (3.61m x 2.13m) Radiator x 1. Range of wall and base units in a light wood effect finish with grey speckled granite effect worktops. Stainless steel one and a half sink left-hand drainer. Freestanding washer dryer, dishwasher and fridge freezer. Built in electric oven with five-ring gas hob and extractor hood.

First Floor

Landing:

Loft access, airing cupboard with slatted shelving.

Bedroom 1:

12'2" x 8'4" (3.71m x 2.54m) Radiator x 1. Fitted wardrobe with mirrored sliding doors, hanging rail and shelf. Door to en suite.

En-Suite:

White suite with chrome fittings comprising wash hand basin with mirror and light above, shower cubicle, WC and radiator.

Bedroom 2:

10'1" x 7'10" (3.07m x 2.39m) Radiator x 1. Fitted wardrobe with hanging rail.

Bathroom:

Radiator x 1. White suite with chrome fittings comprising wash hand basin with mirror and light above, bath with shower over and WC.

Bedroom 3:

8'8" x 6'4" (2.64m x 1.93m) Radiator x 1.

OUTSIDE

Front:

Tarmac driveway with boundary wall to right-hand side and side access to the back garden.

Rear Garden:

OTHER INFORMATION

Approximate Age:

Approximate Area:

857sqft/79.6sqm

Availability:

Management:

Security Deposit:

£1730

Holding Deposit:

£346.15

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

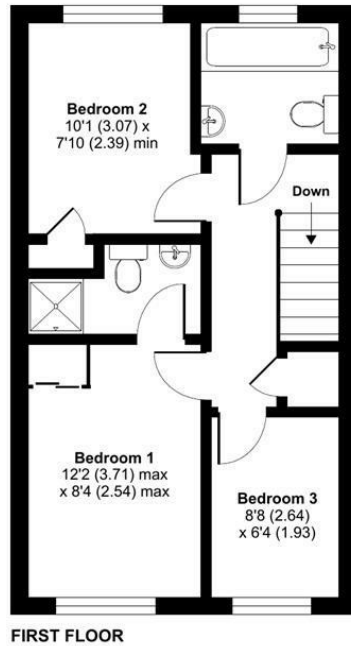
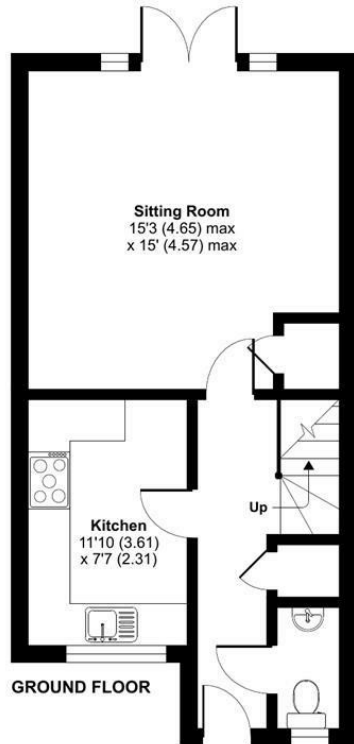
Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band C

Approximate Area = 857 sq ft / 79.6 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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

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

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