



se sparks ellison  
For Let  
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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 fitments 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 fitments 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 fitments 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:

Immediately

#### Managment:

Fully managed

#### Security Deposit:

£1730

#### Holding Deposit:

£346.15

#### Infant/Junior School:

Fryern Infant/Junior School

#### Secondary School:

Toynbee Secondary School

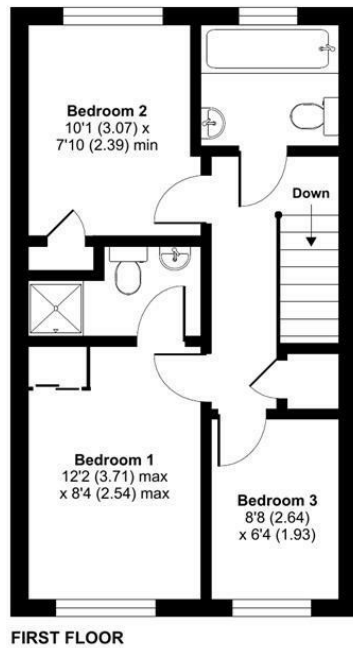
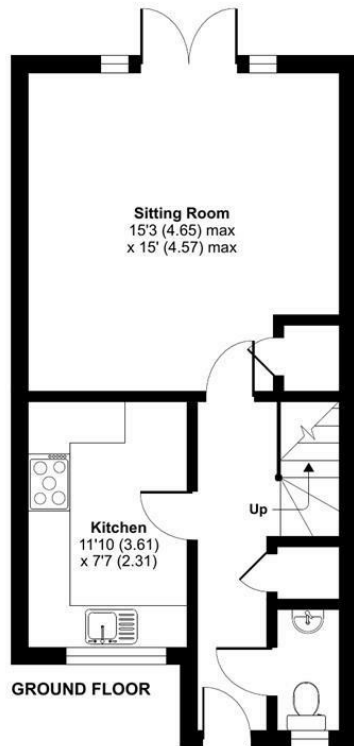
#### Local Council:

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) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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