



LAMBOURN
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Peckham Group



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10 Lambourn Square, Chandlers Ford, SO53 4AA

£1,350 Per Calendar Month

A well presented home situated in a popular cul-de-sac offering two bedrooms, bathroom, sitting room, kitchen, conservatory, downstairs cloakroom, rear garden with a pleasant westerly aspect and allocated parking for two cars.

ACCOMMODATION

Ground Floor

Entrance Hall:

Stairs to first floor.

Cloakroom:

5'6" x 2'8" (1.68m x 0.81m) Suite comprising WC, wash hand basin.

Sitting Room:

14'8" x 14'1" (4.47m x 4.29m) Under stairs storage cupboard.

Kitchen/Breakfast Room:

8'9" x 7'2" (2.67m x 2.18m) Range of fitted base and eye level units, integrated oven with gas hob and extractor hood over, space and plumbing for washing machine and space for fridge freezer.

Conservatory:

12'3" x 10'11" (3.73m x 3.33m) Ceiling fan, double doors opening to rear garden.

First Floor

Landing:

Airing cupboard housing boiler.

Bedroom 1:

10'11" x 10'3" (3.33m x 3.12m) 10'11" x 10'3" max (3.33m x 3.12m) Fitted wardrobes.

Bedroom 2:

10'10" x 8'1" (3.30m x 2.46m) Fitted wardrobes.

Bathroom:

6'3" x 5'6" (1.91m x 1.68m) Suite comprising WC, wash hand basin, panel bath with shower attachment and shower screen.

OUTSIDE

Front:

Shrub areas, pathway to front door.

Rear Garden:

Measures approximately 18' x 15' with block paving, shrub areas, gate providing rear access and pleasant westerly aspect.

Parking:

Allocated parking for two vehicles.

OTHER INFORMATION

Approximate Age:

1990's

Approximate Area:

64sqm/688sqft (Details taken from EPC)

Availability:

Mid August 2026

Deposit:

Holding Deposit: £311.53

Security Deposit: £1557.00

Managed:

Tenant find only

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

St Francis C of E primary School

Secondary School:

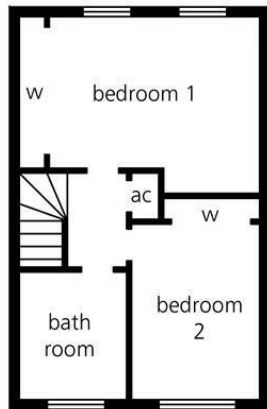
Toynbee Secondary School

Council Tax:

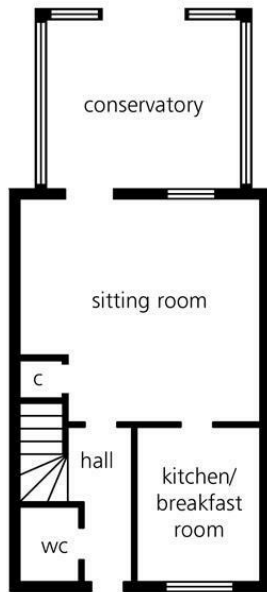
Band C

Local Council:

Test Valley Borough Council - 01264 368000



first floor plan



ground floor plan

illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(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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