



15 Clausentum Close, Chandler's Ford, SO53 2AQ £1,700 Per Calendar Month

A two bedroom detached bungalow presented in excellent order and located within walking distance of the centre of Chandlers Ford. The property comprises a sitting room, kitchen, large conservatory, 2 bedrooms and a re-fitted bathroom. There are gardens to the front and rear and a detached double garage with a studio / office to the rear.

ACCOMMODATION

Ground Floor:

Entrance Vestibule:

Entrance Hall:

Built in airing cupboard housing boiler, fitted in 2026.

Sitting Room:

20' into bay x 11'6" (6.10m x 3.51m) Fitted gas fire, bay window.

Kitchen:

11'5" x 9'11" (3.48m x 3.02m) Re-fitted modern kitchen comprising built in oven, built in four ring gas hob, fitted extractor hood, built in fridge freezer, built in dishwasher, and washing machine.

Conservatory:

19'5" x 8'8" (5.92m x 2.64m)

Bedroom 1:

11'8" x 9'5" to wardrobes (3.56m x 2.87m) Twin doors to wardrobes.

Bedroom 2:

10'2" x 9' (3.10m x 2.74m)

Bathroom:

6'4" x 5'5" (1.93m x 1.65m) Re-fitted white suite comprising bath with shower over, wash hand basin, WC.

OUTSIDE

Front:

Area laid to lawn, paved patio area, driveway affording off road parking, access to rear garden.

Rear Garden:

Measures approximately 36' x 28' with further area behind garage and comprises a paved patio area, area laid to lawn, planted beds.

Garage:

18'1" x 9'3" (5.51m x 2.82m) With up and over door, light.

Office/Studio:

8'11" x 5'7" (2.72m x 1.70m) With power and light.

OTHER INFORMATION

Approximate Age:

1960

Management:

Managed by Landlord

Furnished/Unfurnished:

Unfurnished

Availability:

August 2026

Deposit:

Holding Deposit: £392.30

Security Deposit: 1961.00

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Scantabout Primary School

Secondary School:

Thornden Secondary School

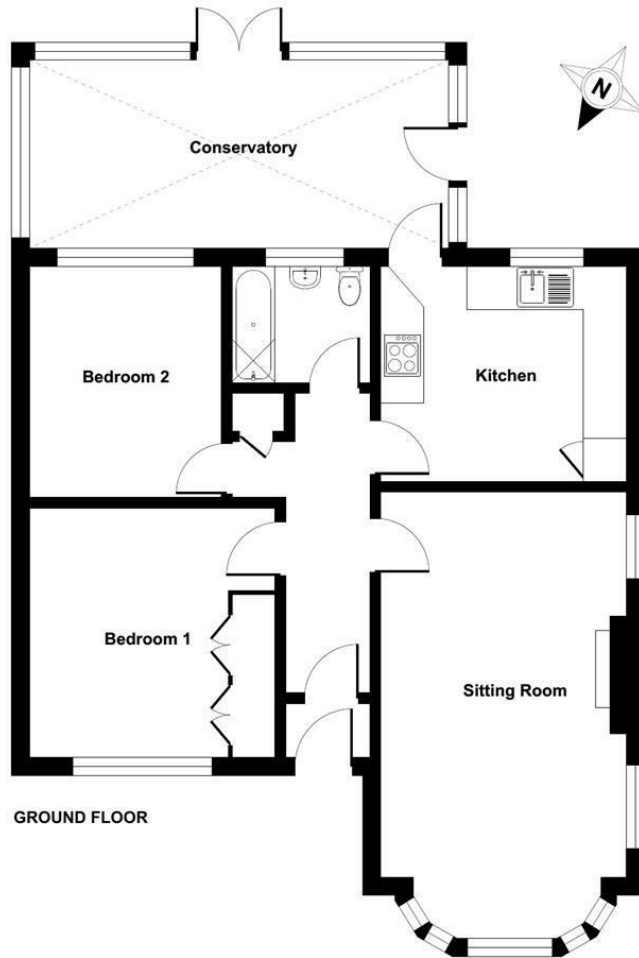
Local Council:

Eastleigh Borough Council - 02380 688 000

Council Tax:

Band D

Ground Floor = 906 sq ft / 84.1 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			
(69-80) C			75
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Sparks Ellison. REF: 1027125

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