



# 22 Salcombe Close, Chandlers Ford, SO53 4PJ

# £1,800 Per Calendar Month

A modern three-bedroom detached family home situated in a cul-de-sac location towards the southern end of Chandlers Ford, benefiting from three bedrooms and a bathroom on the first floor with a sitting room, kitchen/dining room, double glazed conservatory on the ground floor. Externally, there is parking for several cars at the front and a good-sized rear garden with further patio area to side.

## ACCOMMODATION

### Ground Floor

#### Entrance Vestibule:

#### Sitting Room:

14'9" x 11'2" plus recess to stairs (4.50m x 3.40m plus recess to stairs)

#### Kitchen/Dining Room:

18'10" x 7'11" (5.74m x 2.41m) Space and point for cooker, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher.

#### Conservatory:

13'8" x 8' (4.17m x 2.44m)

### First Floor

#### Landing:

Access to loft space, built in airing cupboard.

#### Bedroom 1:

11'7" x 10'3" (3.53m x 3.12m) Range of built in wardrobes along one wall.

#### Bedroom 2:

10'4" x 9'2" (3.15m x 2.79m) Built in wardrobe.

#### Bedroom 3:

9'1" x 8' (2.77m x 2.44m)

#### Bathroom:

7'10" x 6'3" (2.39m x 1.91m) Comprising bath with shower over, wash hand basin, WC.

## OUTSIDE

### Front:

Landscaped for low maintenance, off road parking for several cars, side pedestrian access to rear garden.

### Rear Garden:

Measures approximately 45' x 28' Area laid to lawn with patio area for external dining, further patio to side of the property outside tap.

### Garage:

14'8" x 8'4" (4.47m x 2.54m) Up and over door, power and light.

## OTHER INFORMATION

### Approximate Age:

1987

### Approximate Area:

77sq m / 829sq ft

### Availability:

June 2026

### Holding Deposit:

£415.38

### Security Deposit:

£2076.00

### Managed:

Tenant Find

### Furnished/Unfurnished:

Unfurnished

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

St Francis C of E Primary School

### Secondary School:

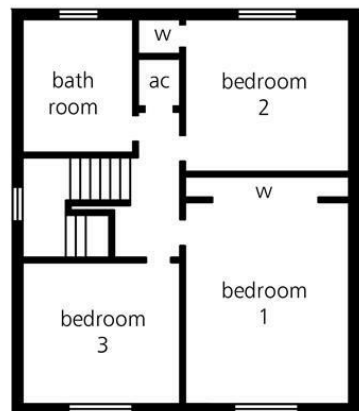
Toynbee Secondary School

### Council Tax:

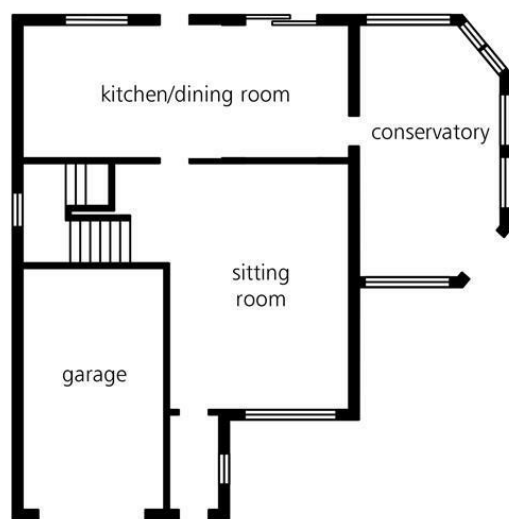
Band D

### 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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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