



# 7 Heathcote Road, Chandler's Ford, SO53 2HF

**£1,300 Per Calendar Month**

**\*ALREADY LET, NO MORE ENQUIRIES\*** A two-bed bungalow located in a quiet cul-de-sac in the centre of Chandler's Ford with off-road parking for two vehicles, side access and a separate garage. The property has been recently re-painted and re-carpeted throughout.

## ACCOMMODATION

### Entrance Hall:

Radiator x 1. Cupboard housing meters and loft hatch.

### Sitting Room:

14' x 12'9" (4.27m x 3.89m) Radiator x 1. Two windows, south facing.

### Kitchen:

9'6" x 7' (2.90m x 2.13m) Range of off-white base and wall units with a dark wood effect worktop and a stainless-steel sink with left-hand drainer. Free standing electric cooker with cooker hood over, washing machine, space and electrics for free standing fridge freezer. Larder cupboard with shelving and door to back garden.

### Bedroom 1:

11'5" x 10'9" (3.48m x 3.28) Radiator x 1. Built-in storage cupboard with shelves and hanging.

### Bedroom 2:

10'9" x 7'11" (3.28m x 2.41m) Radiator x 1. Two windows, built-in storage cupboard with shelves and hanging.

### Bathroom:

Heated towel rail. White suite with chrome fittings comprising bath with shower over and telescopic pole, WC and basin.

## OUTSIDE

### Front:

Driveway with off-road parking for two vehicles, side access, garden laid to shingle.

### Rear Garden:

Garage, lawn, mature shrubs, greenhouse.

## OTHER INFORMATION

### Approximate Age:

1950's

### Approximate Area:

53sqm/570sqft

### Management:

Tenant find only

### Furnished/Unfurnished:

Unfurnished

### Availability:

Immediately

### Security Deposit:

£1500

### Holding Deposit:

£300

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Infant/Junior School:

Fryern Infant/Junior School

### Secondary School:

Toynbee Secondary School

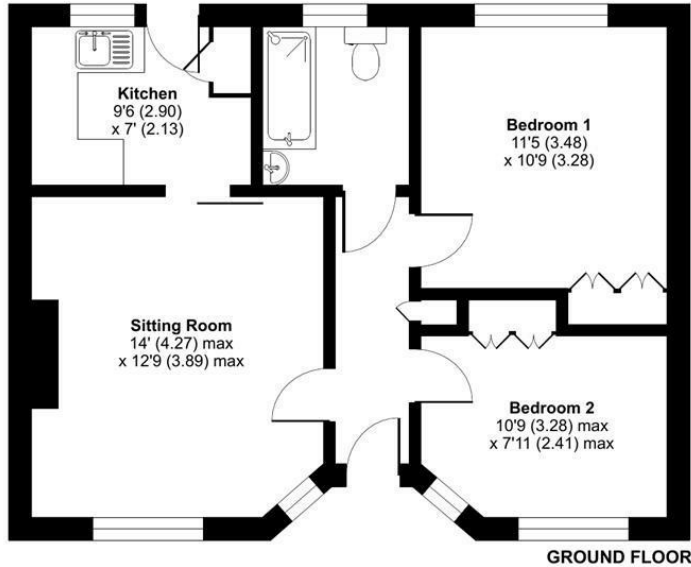
### Council Tax:

Band C

### Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 570 sq ft / 53 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			82
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2025. Produced for Sparks Ellison. REF: 1285196

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)



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