



sparks ellison

31 Tristram Close, Chandler's Ford, SO53 4TT

£1,300 Per Calendar Month

A modern two bedroom terraced home situated in a popular cul-de-sac location within the Knightwood Park development overlooking woodland and with close proximity to local shops, health practices, schooling, public house, Knightwood Leisure Centre and a variety of woodland walks. The property benefits from two bedrooms sharing a re-fitted bathroom, along with kitchen, cloakroom and sitting room. Externally there is an enclosed low maintenance rear garden, shed and parking for two cars at the front.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to first floor.

Cloakroom:
5'3" x 3' (1.60m x 0.91m). White suite with chrome fitments comprising wash hand basin, w.c.

Kitchen:
9'2" x 6' (2.79m x 1.83m) Built in oven, built in four ring gas hob, integrated extractor hood, space and plumbing for washing machine, space for fridge freezer, wall mounted boiler.

Sitting/Dining Room:
13' max x 13' max (3.96m max x 3.96m max) Built in under stairs storage cupboard.

FIRST FLOOR

Landing:
Built in airing cupboard.

Bedroom 1:
10'5" x 10' (3.18m x 3.05m) Built in wardrobes along one wall.

Bedroom 2:
9'2" x 7'9" (2.79m x 2.36m)

Bathroom:
9'1" x 5' (2.77m x 1.52m) White suite with chrome fitments comprising bath with shower over, wash hand basin, w.c.

OUTSIDE

Front:
There are two allocated parking spaces and an outside tap.

Rear Garden:
Measures approximately 38' x 15' and comprises paved patio area, area laid to shingle, garden shed.

OTHER INFORMATION

Approximate Age:
1999

Approximate Area:
56sqm/603sqft

Management:
Fully managed

Furnished/Unfurnished:
Unfurnished

Availability:
Late October 2026

Holding Deposit:
£300

Security Deposit:
£1500

Heating:
Gas central heating

Windows:
UPVC double glazed windows

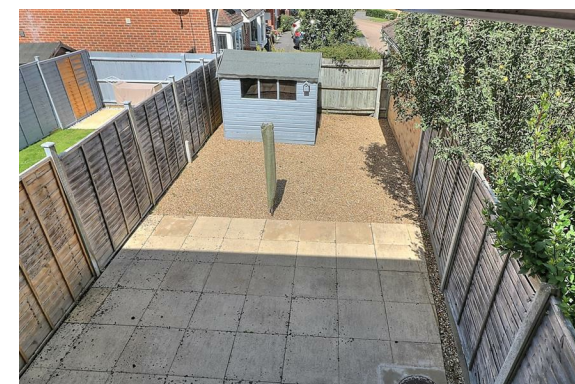
Infant/Junior School:
Knightwood Primary/St.Francis Primary School

Secondary School:
Toynbee Secondary School

Council Tax:
Band C

Local Council:
Test Valley Borough Council - 01264 368000

Approximate Area = 606 sq ft / 56.3 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(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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