



# 83 Chalvington Road, Chandler's Ford, SO53 3EG

# £1,900 Per Calendar Month

Charming three-bedroom 1930s semi-detached home offering off-street parking for two cars, a garage, and an impressive long rear garden with a spacious decking area, conveniently accessed from both the dining room and utility room—perfect for outdoor entertaining and family living. The welcoming front sitting room is filled with natural light from a large bay window and features a characterful open fireplace, creating a warm and inviting atmosphere. The well-appointed kitchen is complemented by a generous utility room, providing excellent additional storage and workspace. Upstairs, the property benefits from two spacious double bedrooms, both featuring extensive fitted wardrobes, offering ample storage while maximising living space. Combining period charm with practical family accommodation in a highly desirable package, this attractive home is expected to generate significant interest. Early viewing is highly recommended to avoid disappointment, as properties of this type rarely remain available for long.

## ACCOMMODATION

### Ground Floor

#### Hallway:

Radiator x 1. Two understairs cupboards.

#### Cloakroom:

White suite with chrome fittings comprising WC and hand basin plus additional cupboard storage.

#### Sitting Room:

Radiator x 1. Bay window and open fire with wooden surround and lined chimney which can be used.

#### Dining Room:

Radiators x 2. Brick chimney breast with fireplace recess (Not to be used). French door to decking area in back garden.

#### Kitchen area:

Range of white wall and base units with a beige granite effect worktop and breakfast bar area. Stainless steel one and a half sink with right-hand drainer. Built in double oven and five-ring gas hob with extractor hood over. Built-in dishwasher.

#### Utility area:

Ladder radiator x 1. Grey work top with white base and wall units. Space and plumbing for a washing machine and tumble dryer. Stainless steel sink with mixer spray tap. Full size larder cupboard with shelving. Doors to garage and back garden.

### First Floor

#### Landing:

Airing cupboard, over the stairs with shelving.

#### Bedroom 1:

Radiator x 1. Fitted wardrobes. Bay window. Chimney breast with fireplace recess (Not to be used)

#### Bedroom 2:

Radiator x 1. Fitted wardrobes. Chimney breast with fireplace recess (Not to be used)

#### Bedroom 3:

Radiator x 1.

#### Bathroom:

Ladder towel rail. White suite with chrome fittings comprising hand basin with drawers under, walk-in shower cubicle and WC.

## OUTSIDE

#### Front:

Shingle driveway with parking for two cars, garage access. Small border with shrubs.

#### Rear garden:

Stepped decking area across the back of the house accessed from both the dining room and utility area. Large lawn, mature shrubs, pathway and area of hard standing at the bottom of the garden. Please note that the shed is locked off and not included as part of the let.

#### Garage:

A range of built-in rack shelving. Boiler.

## OTHER INFORMATION

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Managment:

Fully Managed

#### Holding deposit:

£438.46

#### Security deposit:

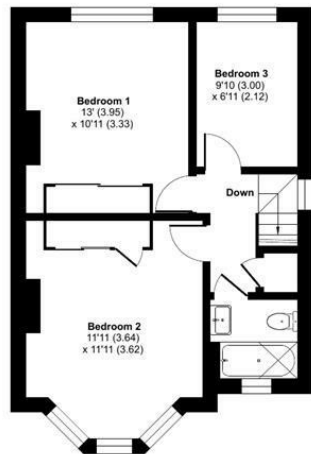
£2192.00

#### Availability:

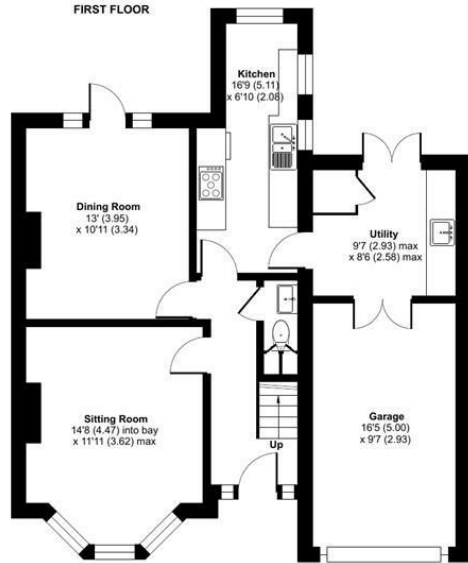
Immediately

#### Furnished/Unfurnished:

Unfurnished.



FIRST FLOOR



GROUND FLOOR

Ground Floor = 594 sq ft / 55.1 sq m  
 First Floor = 471 sq ft / 43.7 sq m  
 Garage = 158 sq ft / 14.6 sq m  
 Total = 1223 sq ft / 113.6 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			77
(55-68) D		55	
(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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