



sparks ellison

12 Caernarvon Gardens, Chandler's Ford, SO53 4NG £1,250 Per Calendar Month

A modern two bedroom terrace home situated in a pleasant cul de sac location within the popular Valley Park Development which benefits from an array of facilities including shops, health practices, public house, vets, leisure centre and a variety of woodland walks. At the front of the property there is a parking space whilst to the rear is a low maintenance 36' enclosed garden.

ACCOMODATION

Ground Floor:

Sitting Room:

15'10" x 12'7" (4.57m x 3.84m) Spiral staircase to first floor.

Kitchen/Breakfast Room:

12'7" x 7'5" (3.84m x 2.26m) Electric cooker and hob, free standing washing machine, fridge freezer, and dishwasher. Built in storage cupboard.

First Floor:

Landing:

Bedroom 1:

12'7" x 8'3" (3.84m x 2.51m)

Bedroom 2:

12'7" x 7'5" (3.84m x 2.26m) Built in airing cupboard housing water tank.

Bathroom:

7'2" x 4'7" (2.18m x 1.40m) White suite with chrome fittings comprising bath with shower over, wash hand basin, WC.

OUTSIDE

Front:

Planted bed, driveway providing off road parking for 1 car. External storage cupboard.

Rear Garden:

Measures approximately 36' x 13' Area laid to patio and area laid to shingle. Gate providing rear access.

OTHER INFORMATION

Management:

Tenant Find Only

Availability:

Mid September 2026

Deposit:

Holding Deposit: £288.46

Security Deposit: 1442.00

Approximate Age:

1980's

Approximate Area:

592sqft/54.8sqm

Heating:

Electric heating

Windows:

UPVC

Infant/Junior School:

St Francis Primary School

Secondary School:

Toynbee Secondary School

Local Council:

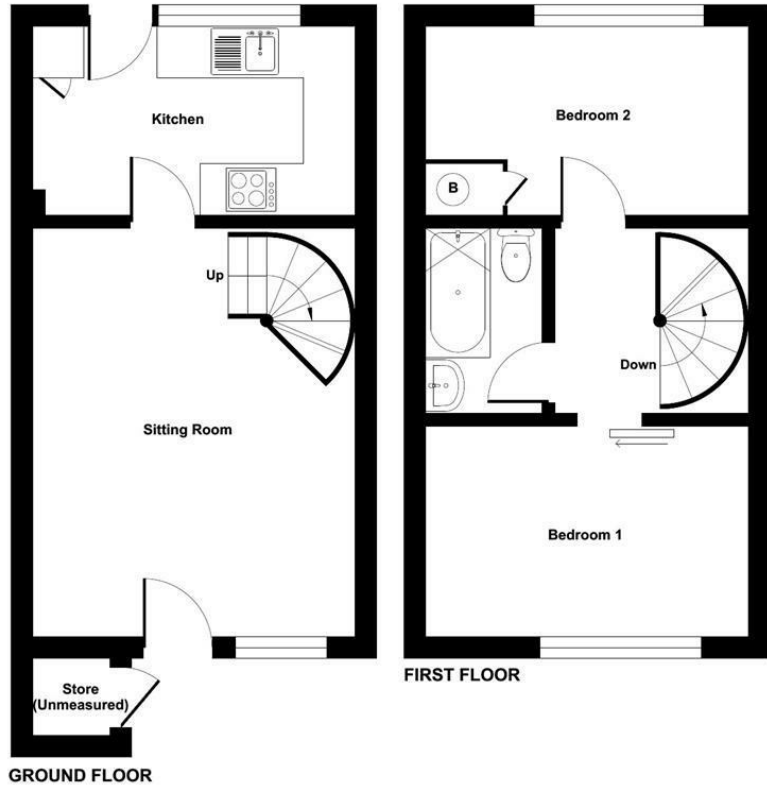
Test Valley Borough Council 01264 368000

Council Tax:

Band C



Ground Floor = 296 sq ft / 27.4 sq m (excludes store)
First Floor = 296 sq ft / 27.4 sq m
Total = 592 sq ft / 54.8 sq m
For identification only - Not to scale



 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
Produced for Sparks Ellison. REF: 1117112



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		42
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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