



LAMBOURN
SQUARE
1894
The
Peabody Group



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10 Lambourn Square, Chandlers Ford, SO53 4AA

£1,350 Per Calendar Month

A well presented home situated in a popular cul-de-sac offering two bedrooms, bathroom, sitting room, kitchen, conservatory, downstairs cloakroom, rear garden with a pleasant westerly aspect and allocated parking for two cars.

ACCOMMODATION

Ground Floor

Entrance Hall:
Stairs to first floor.

Cloakroom:
5'6" x 2'8" (1.68m x 0.81m) Suite comprising WC, wash hand basin.

Sitting Room:
14'8" x 14'1" (4.47m x 4.29m) Under stairs storage cupboard.

Kitchen/Breakfast Room:
8'9" x 7'2" (2.67m x 2.18m) Range of fitted base and eye level units, integrated oven with gas hob and extractor hood over, space and plumbing for washing machine and space for fridge freezer.

Conservatory:
12'3" x 10'11" (3.73m x 3.33m) Ceiling fan, double doors opening to rear garden.

First Floor

Landing:
Airing cupboard housing boiler.

Bedroom 1:
10'11" x 10'3" (3.33m x 3.12m) 10'11" x 10'3" max (3.33m x 3.12m) Fitted wardrobes.

Bedroom 2:
10'10" x 8'1" (3.30m x 2.46m) Fitted wardrobes.

Bathroom:
6'3" x 5'6" (1.91m x 1.68m) Suite comprising WC, wash hand basin, panel bath with shower attachment and shower screen.

OUTSIDE

Front:
Shrub areas, pathway to front door.

Rear Garden:
Measures approximately 18' x 15' with block paving, shrub areas, gate providing rear access and pleasant westerly aspect.

Parking:
Allocated parking for two vehicles.

OTHER INFORMATION

Approximate Age:
1990's

Approximate Area:
64sqm/688sqft (Details taken from EPC)

Availability:
Mid August 2026

Deposit:
Holding Deposit: £311.53
Security Deposit: £1557.00

Managed:
Tenant find only

Heating:
Gas central heating

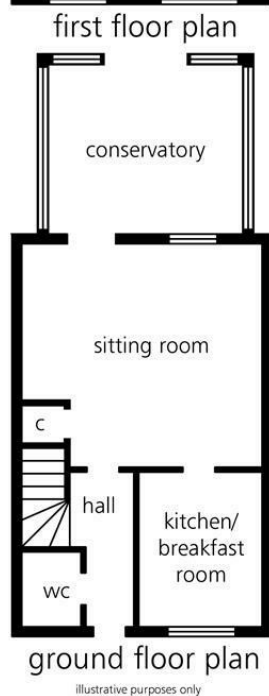
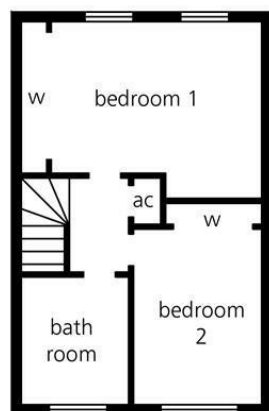
Windows:
UPVC double glazing

Infant/Junior School:
St Francis C of E primary School

Secondary School:
Toynbee Secondary School

Council Tax:
Band C

Local Council:
Test Valley Borough Council - 01264 368000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(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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Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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