



14 Keepers Close, Chandler's Ford, SO53 4SB

£1,700 Per Calendar Month

A modern, four bedroom detached family home, situated on the popular Valley Park development, which provides a host of amenities, including local shops, health practices, public house, schooling, leisure centre, and woodland walks. The master bedroom benefits from an en-suite and ground floor provides three reception rooms, along with a kitchen/breakfast room, utility room, and conservatory. There is a good size rear garden and a garage.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor, built in storage cupboard.

Cloakroom:

6'3" x 3' (1.91m x 0.91m) Wash hand basin, WC.

Kitchen/Breakfast Room:

11'10" x 9'8" (3.61m x 2.95m) Built in oven, built in four ring gas hob, fitted extractor hood, space and plumbing for dishwasher, space for undercounter fridge/freezer.

Utility Room:

7'6" x 4'10" (2.29m x 1.47m) Space and plumbing for washing machine, wall mounted boiler.

Dining Room:

11'2" x 8'6" (3.40m x 2.59m)

Sitting Room:

17'7" max x 15'7" max (5.36m max x 4.75m max) Fireplace surround and hearth with inset coal effect gas fire (fire disabled and not in use).

Study:

7'7" x 6'10" (2.31m x 2.08m)

Conservatory:

18'5" x 8'4" (5.61m x 2.54m)

FIRST FLOOR

Landing:

Built in airing cupboard.

Bedroom 1:

12'3" x 9'11" (3.73m x 3.02m) Fitted wardrobes.

En-suite:

7'7" x 5'8" (2.31m x 1.73m) Comprising bath with shower over, wash hand basin, WC.

Bedroom 2:

12'4" x 9'2" (3.76m x 2.79m) Built in double wardrobe.

Bedroom 3:

8'6" x 7'2" plus door recess (2.59m x 2.18m plus door recess) Built in wardrobe.

Bedroom 4:

9'2" x 7'3" (2.79m x 2.21m)

Bathroom:

8'6" x 6'10" (2.59m x 2.08m) Bath with shower over, wash hand basin, WC.

OUTSIDE

Front:

Area laid to lawn, driveway providing off road parking for approximately two vehicles.

Rear Garden:

Measures approximately 37' x 32' . With further area to side and comprises area laid to lawn, paved patio area, variety of mature plants, and trees, outside tap.

Garage:

16'9" x 8'9" (5.11m x 2.67m) With up and over door, door to side, power and light.

OTHER INFORMATION

Approximate Area:

153.1sqm/1649sqft including garage

Management:

Fully managed

Furnished/Unfurnished:

Unfurnished

Availability:

Immediately

Deposit:

Holding deposit: £392.30

Security deposit: £1961.00

Heating:

Gas central heating

Infant/Junior School:

St. Francis Primary School

Secondary School:

Toynbee Secondary School

Council Tax:

Band E - £2,292.92 22/23

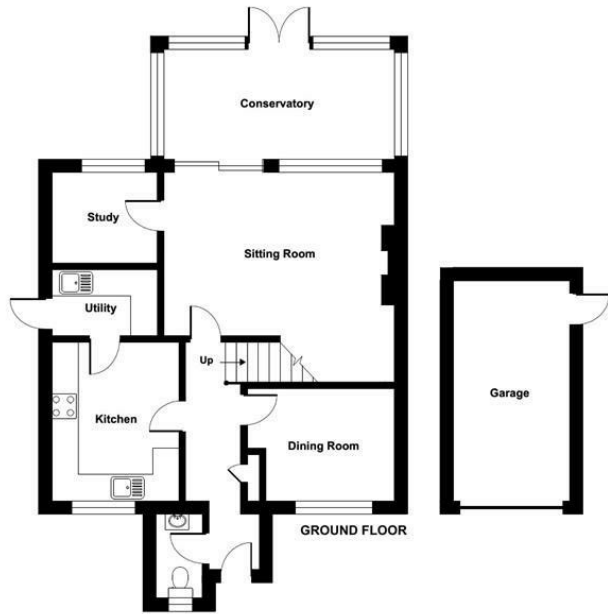
Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 857 sq ft / 79.6 sq m
 First Floor = 645 sq ft / 59.9 sq m
 Garage = 147 sq ft / 13.6 sq m
 Total = 1649 sq ft / 153.1 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		69	
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Sparks Ellison. REF: 905694

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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



