



sparks ellison

5 Celandine Close, Chandler's Ford, SO53 4LS

£1,350 Per Calendar Month

A modern two bedroom terraced home situated in a pleasant cul-de-sac location close to a playpark and within walking distance of Knightwood Leisure Centre, Tesco Local, health practices and public house. The property is presented in good order throughout with good size sitting room leading through to a kitchen/dining room overlooking the rear garden, two bedrooms and a bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
Stairs to first floor.

Sitting Room:
12'3" x 11'1" (3.73m x 3.38m). Under stairs storage cupboard.

Kitchen/Dining Room:
15'5" x 7'7" (4.70m x 2.31m). Built in oven, built in four ring gas hob, fitted extractor hood, fridge freezer, washing machine, wall mounted boiler, space for table and chairs.

FIRST FLOOR

Landing:

Bedroom 1:
13'1" max x 9'2" (3.99m max x 2.79m). Built in wardrobe, built in airing cupboard.

Bedroom 2:
9'8" x 9'1" (2.95m x 2.77m).

Bathroom:
6'3" x 6'3" (1.91m x 1.91m). White suite with chrome fitments comprising bath with shower over, wash hand basin, w.c.

OUTSIDE

Rear Garden:
Measures approximately 33' x 16' and comprises area laid to lawn, paved patio area, garden shed, gate providing rear pedestrian access.

Parking:
To the front of the property there are two allocated parking spaces.

OTHER INFORMATION

Approximate Age:
1999

Approximate Area:
55sqm/592sqft

Management:
Tenant find only

Furnished/Unfurnished:
Unfurnished

Available:
Start of December 2026

Deposit:
Security Deposit - £1557
Holding Deposit - £311.53

Heating:
Gas central Heating

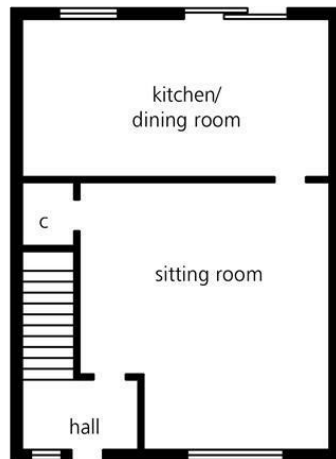
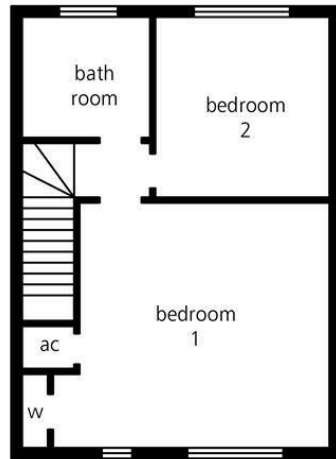
Windows:
UPVC double glazed windows

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

Secondary School:
Toynbee Secondary School

Council Tax:
Band C - £1,608.18 21/22

Local Council:
Test Valley Borough Council - 01264 368000



illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(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

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