



11 Charnwood Crescent, Chandler's Ford, SO53 5QN £1,300 Per Calendar Month

A well presented two bedroom ground floor maisonette, situated in a popular part of Hiltingbury and within catchment for both Hiltingbury and Thornden Schools. The property benefits from a sitting room, kitchen, two bedrooms, bathroom, along with an open plan front garden and enclosed rear garden.

ACCOMMODATION

Entrance Hall

Two built in storage cupboards.

Sitting Room

15'10" x 11' (4.82m x 3.36m) Radiator x 1 and electric fireplace. 2 x windows.

Kitchen

12'2" x 7'1" (3.72m x 2.17m) Radiator x 1. Range of white wall and base units with blue mottled work tops. Space for cooker with integrated extractor hood over, space for fridge/freezer, space for dishwasher, space for washing machine. Larder cupboard housing the electrics and meters. Boiler.

Hallway

Storage cupboard to left-hand side and cupboard with shelving to right-hand side.

Bedroom 1

12'2" x 10'10" (3.72m x 3.31m) Radiator x 1

Bedroom 2

11'1" x 9'6" (3.38m x 2.90m) Radiator x 1. Built in cupboard with hanging rail and shelf.

Bathroom

White suite with chrome fittings comprising wash hand basin with mirrored medicine cupboard above, WC, bath with shower over and electric heater.

OUTSIDE

Front garden

Area laid to lawn and small tree.

Rear Garden

Patio and area laid to lawn. Access via side gate.

Garage

Garage in a block with up and over door located at the rear of the property.

Parking

Shared communal parking area.

OTHER INFORMATION

Approximate Age:

1965

Approximate Area:

679sqft/63sqm

Management:

Fully managed

Availability:

Immediate

Holding Deposit:

£300.00

Security Deposit:

£1500.00

Furnished/Unfurnished:

Unfurnished

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Local Council:

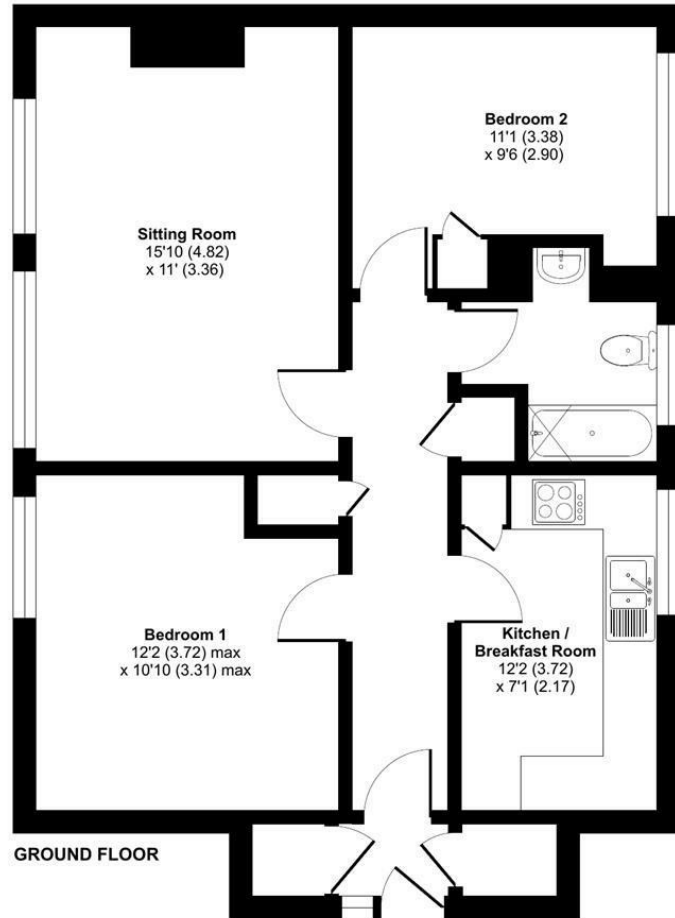
Eastleigh Borough Council - 02380 688000

Council Tax:

Band B



Ground Floor = 679 sq ft / 63 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2025. Produced for Sparks Ellison. REF: 1349990

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(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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