



sparky ellison

9 Goldwire Drive, Chandler's Ford, SO53 4LQ

£1,800 Per Calendar Month

A recently updated and well presented three-bedroom house in the Knightwood area of Chandlers Ford, close to local shops, schools and woodland walks. The newly fitted kitchen includes integrated fridge freezer, washing machine, and bedroom one benefits from a modern en suite. To the outside is off-road parking, garage and secluded back garden with side access.

ACCOMMODATION

Ground Floor

Entrance Hall:
Stairs to first floor.

Cloakroom:
6' x 3'1" (1.83m x 0.94m) White suite comprising wash hand basin, w.c.

Kitchen:
9'7" x 8'3" (2.92m x 2.51m) Cooker with fitted extractor hood over, fridge freezer, washing machine, space for dishwasher, boiler.

Sitting/Dining Room:
17'4" x 15'6" (5.28m x 4.72m) Under stairs storage cupboard.

First Floor

Landing:
Access to loft space.

Bedroom 1:
12' x 9'2" (3.66m x 2.79m)

En-suite:
9'1" x 2'11" (2.77m x 0.89m) White suite comprising shower in cubicle, wash hand basin, w.c.

Bedroom 2:
12'1" x 9'2" (3.68m x 2.79m)

Bedroom 3:
8'11" x 6'1" (2.72m x 1.85m)

Bathroom:
White suite comprising bath with mixer tap and shower attachment, wash hand basin, w.c., built in storage cupboard.

OUTSIDE

Front:
Area laid to shingle, pathway to front door, driveway providing off road parking, side pedestrian access to rear garden.

Rear Garden:
Measures approximately 36' x 30' at it widest points and comprises paved patio area, area laid to lawn, area laid to bark, mature trees.

Garage:
18'1" x 8'7" (5.51m x 2.44m) With electric up and over door, power and light.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1997

Approximate Area:
1044 sq ft / 96.9 sq m (including garage)

Availability:
Immediate

Management:
Fully managed

Furnished/Unfurnished:
Unfurnished

Security Deposit:
£2076.00

Holding Deposit:
£415.38

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Infant/Junior School:
Knightwod Primary/St Francis C of E Primary Schools

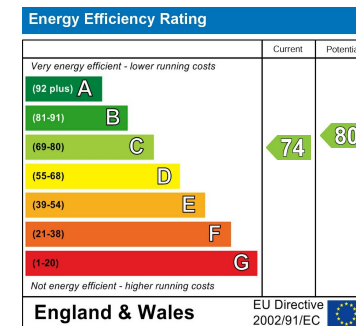
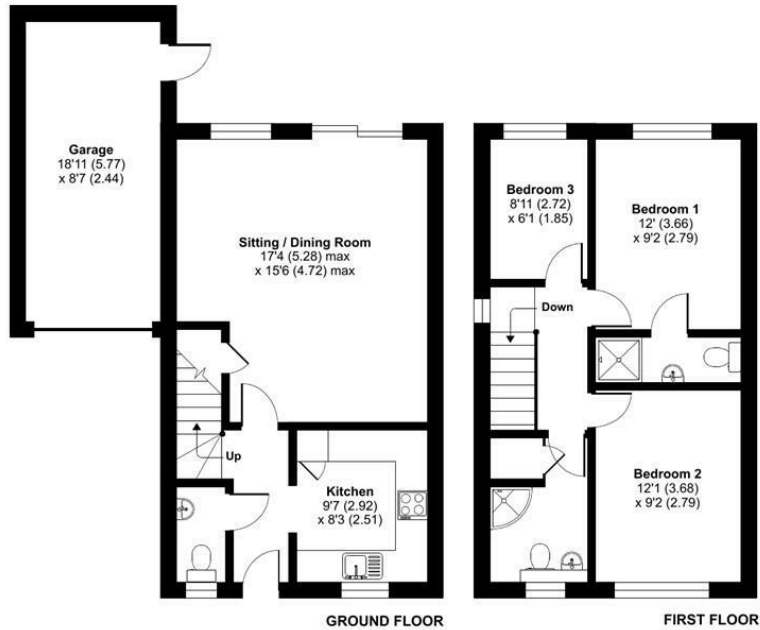
Secondary School:
Toynbee Secondary School

Council Tax:
Band C

Local Council:
Test Valley Borough Council - 01264 368000



Ground Floor = 442 sq ft / 41 sq m
 First Floor = 442 sq ft / 41 sq m
 Garage = 160 sq ft / 14.8 sq m
 Total = 1044 sq ft / 96.9 sq m
 For identification only - Not to scale



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