



sparks ellison

22 Fairbairn Walk, Chandlers Ford, SO53 4HT

£1,250 Per Calendar Month

A delightful two bedroom semi detached home situated in a popular cul-de-sac within Knightwood Park. The property benefits from two allocated parking spaces to the side and a pleasant 32' x 13' rear garden enjoying a southerly aspect. The accommodation benefits from a 17'3" x 12' sitting/ dining room together with kitchen on the ground floor and on the first floor the main bedroom benefits from an en-suite shower room, second bedroom and bathroom. School catchments include the popular Knightwood and Thornden Schools, local shops and amenities are located within Knightwood Park. The centre of Chandlers Ford is a short drive away as well as access to the M3 & M27 motorways.

ACCOMMODATION

Ground Floor

Entrance Hall:

Laminate wood floor, stairs to first floor with cupboard under.

Sitting/Dining Room:

17'3" x 12' (5.26m x 3.66m) Laminate wood floor, patio doors to rear garden.

Kitchen:

10' x 6'1" (3.05m x 1.85m) Range of fitted units, built in electric oven and gas hob with extractor hood over, space and plumbing for further appliances, boiler, tiled floor.

First Floor

Landing:

Hatch to loft space.

Bedroom 1:

12' x 8'6" excluding door recess (3.66m x 2.59m excluding door recess) Built in double wardrobe.

En-Suite:

7'11" x 3' (2.41m x 0.91m) White suite comprising shower cubicle, wash basin, w.c.

Bedroom 2:

8'8" x 8'6" (2.64m x 2.59m) Built in wardrobe, built in airing cupboard.

Bathroom:

6'8" x 5'6" (2.03m x 1.68m) Suite comprising bath with mixer tap and shower attachment, wash basin, w.c.

OUTSIDE

Front:

Area laid to lawn enclosed by mature hedge, outside tap. To the side of the property is a further area with range of planted shrubs.

Rear Garden:

Approximately 32' x 13' enjoying a pleasant southerly aspect. A paved patio area adjoins the house leading onto a lawned area, side access.

Parking:

To the side of the property are two allocated parking spaces.

OTHER INFORMATION

Approximate Area:

672sqft/32.4sqm

Approximate Age:

1998

Availability:

Immediately

Managment:

Fully Managed

Deposit:

Security Deposit: £1442.00

Holding Deposit: £288.46

Furnished/Un-Furnished:

Un-Furnished

Heating:

Gas central heating

Windows:

Wooden double glazed windows

Infant/Junior School:

Knightwood/St. Francis Primary School

Secondary School:

Thornden Secondary School

Local Council:

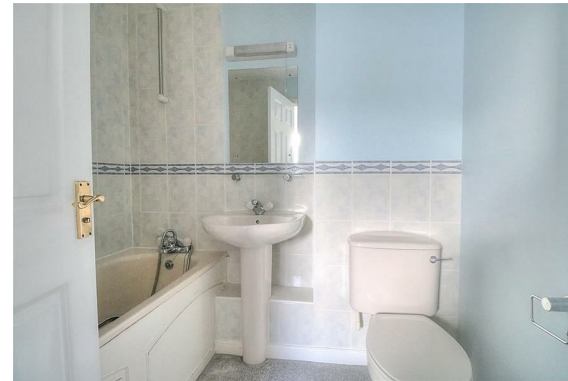
Test Valley Borough Council - 01264 368000

Council Tax:

Band C



Ground Floor = 336 sq ft / 31.2 sq m  
 First Floor = 336 sq ft / 32.4 sq m  
 Total = 672 sq ft / 32.4 sq m  
 For identification only - Not to scale



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>87</b>               |
| (69-80) <b>C</b>                            | <b>69</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

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