



sparks ellison

35 Fairbairn Walk, Chandlers Ford, SO53 4HT

£1,250 Per Calendar Month

A two bedroom semi-detached modern home with en-suite shower room to bedroom one, re-fitted bathroom, 17'4" living room and two allocated parking spaces directly outside the property.

ACCOMMODATION

GROUND FLOOR

Reception Hall:
Laminate wood flooring, stairs to first floor with cupboard under.

Sitting Room:
17'4" x 12' (5.28m x 3.66m) Patio door to rear garden, laminate wood flooring.

Kitchen:
10'2" x 6' (3.10m x 1.83m) Range of units, electric oven and gas hob with extractor hood over, washing machine, fridge freezer, tiled floor, boiler.

FIRST FLOOR

Landing:
Hatch to loft space.

Bedroom 1:
12'2" x 8'10" (3.71m x 2.69m) Excluding door recess.

En-suite:
Suite comprising shower cubicle, wash basin, wc, tiled floor.

Bedroom 2:
9'9" x 8'5" (2.97m x 2.57m) Built in storage cupboard and wardrobe.

Bathroom:
6'8" x 5'7" (2.03m x 1.70m) Re-fitted white suite with chrome fitments comprising bath with mixer tap and shower attachment and extra shower head over, wash basin with cupboard under, wc, tiled floor.

OUTSIDE

Front:
To the front of the property are two allocated parking spaces, side access to rear garden.

Rear Garden:
Approximately 37' in length, patio and decking adjoins the rear of the house leading onto a lawned area enclosed by fencing and side gate.

OTHER INFORMATION

Approximate Age:
2000

Approximate Area:
62sqm/667sqft (Details taken from EPC)

Management:
Fully managed

Availability:
End of April 2026

Deposit:
Holding Deposit: 288.46
Security Deposit: 1442.00

Furnished/Unfurnished:
Unfurnished

Heating:
Gas central heating

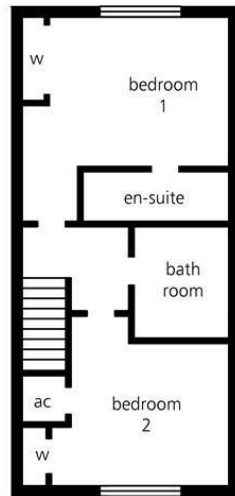
Windows:
Wooden double glazed windows

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

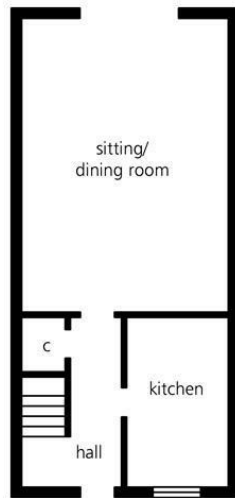
Secondary School:
Thornden Secondary School

Council Tax:
Band C

Local Council:
Test Valley Borough Council - 01264 368000



first floor plan



ground floor plan

illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	74	
(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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