



sparks ellison

8 Hurst Close, Chandler's Ford, SO53 3PA

£1,300 Per Calendar Month

A modern two bedroom semi-detached home situated at the top end of a cul-de-sac presented in good order benefiting from a sitting room and kitchen / dining room on the ground floor with the 2 bedrooms sharing a first floor bathroom. Externally there is a pleasant 41ft rear garden and there is also allocated parking.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor.

Sitting Room:

15'6" plus bay x 9'9" (4.72 plus bay x 2.97) Under stairs storage cupboard.

Kitchen/Dining Room:

13'2" x 8'5" (4.01 x 2.57) Built in oven, built in electric hob, integrated extractor hood, fridge freezer, washing machine, space for table and chairs, wall mounted boiler.

FIRST FLOOR

Landing:

Built in airing cupboard.

Bedroom 1:

13'2" x 10'2" (4.01 x 3.10) Range of fitted furniture incorporating hanging, cupboard and drawer space.

Bedroom 2:

11'7" x 8'1" (3.53 x 2.46)

Bathroom:

8'8" x 4'11" (2.64 x 1.50) White suite comprising bath with power shower over, wash hand basin, WC.

OUTSIDE

Front:

Planted bed, outside storage cupboard, side pedestrian access to rear garden.

Rear Garden:

Measures approximately 41' x 17' and comprises area laid to paved patio, outside tap, area laid to lawn, planted beds, garden shed.

Parking:

There is a parking bay in front of the house. There are 3 spaces. One is for No.8 (far one) One is for No.7 (Nearest one) and middle one is shared between 7 & 8.

OTHER INFORMATION

Approximate Age:

1984

Approximate Area:

62.4sqm/672sqft

Management:

Fully Managed

Availability:

Start of December 2026

Furnished/Unfurnished:

Unfurnished

Deposit:

Deposit - £1500

Security - £300.00

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

St Francis C of E Primary School

Secondary School:

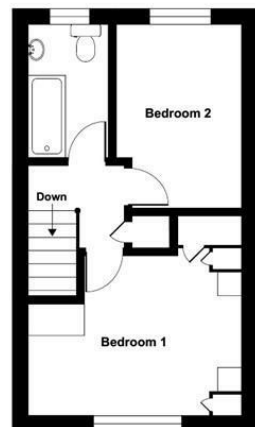
Toynbee Secondary School

Council Tax:

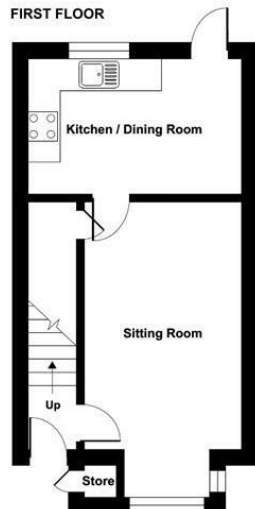
Band C

Local Council:

Test Valley Borough Council - 01264 368000

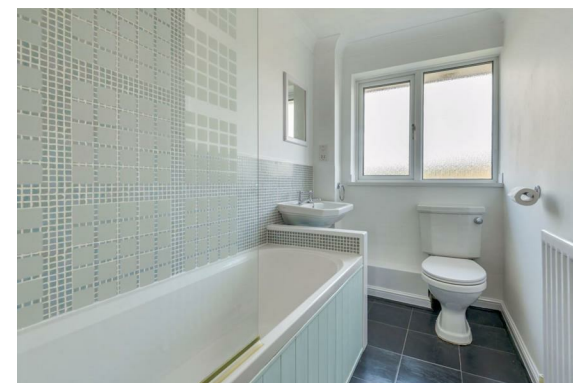


FIRST FLOOR



GROUND FLOOR

Ground Floor = 342 sq ft / 31.7 sq m
 First Floor = 326 sq ft / 30.2 sq m
 Store = 4 sq ft / 0.3 sq m
 Total = 672 sq ft / 62.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



