



sparks ellison

10 Caernarvon Gardens, Chandler's Ford, SO53 4NG £1,250 Per Calendar Month

****PROPERTY NOW LET, NO MORE ENQUIRIES PLEASE**** A modern two bedroom terrace home situated in a pleasant cul de sac location within the popular Valley Park Development which benefits from an array of facilities including shops, health practices, public house, vets, leisure centre and a variety of woodland walks. At the front of the property there is a parking space whilst to the rear is a low maintenance 36' enclosed garden.

ACCOMMODATION

Ground Floor

Sitting Room:

15'8" x 12'7" (4.57m x 3.84m) Radiator. Spiral staircase to first floor, radiator.

Kitchen/Breakfast Room:

12'7" x 7'5" (3.84m x 2.26m) Underfloor heating. Range of cream gloss fronted wall and base units with wood effect worktops, stainless steel sink with single drainer, built in electric oven, electric hob, fitted extractor hood, washing machine, fridge freezer, back door into garden.

First Floor

Landing:

Bedroom 1:

12'7" x 8'2" (3.84m x 2.51m) Radiator.

Bedroom 2:

12'7" x 7'5" (3.84m x 2.26m) Radiator. Built in airing cupboard housing combination boiler and slatted shelving.

Bathroom:

7'2" x 4'7" (2.18m x 1.40m) White suite with chrome fittings comprising bath with shower over and glass screen, wash basin with vanity unit under, WC.

OUTSIDE

Front:

Planted bed, driveway providing off road parking, storage cupboard.

Rear Garden:

Area laid to timber deck and shingle, gate providing rear access.

OTHER INFORMATION

Managment:

Fully Managed

Availability:

Mid October 2026

Holding Deposit:

£288.46

Security Deposit:

£1442.00

Approximate Age:

1980's

Approximate Area:

56.2sqm/607sqft

Heating:

Gas central heating, underfloor heating in the kitchen and bathroom

Windows:

UPVC double glazing

Infant/Junior School:

St Francis Primary School

Secondary School:

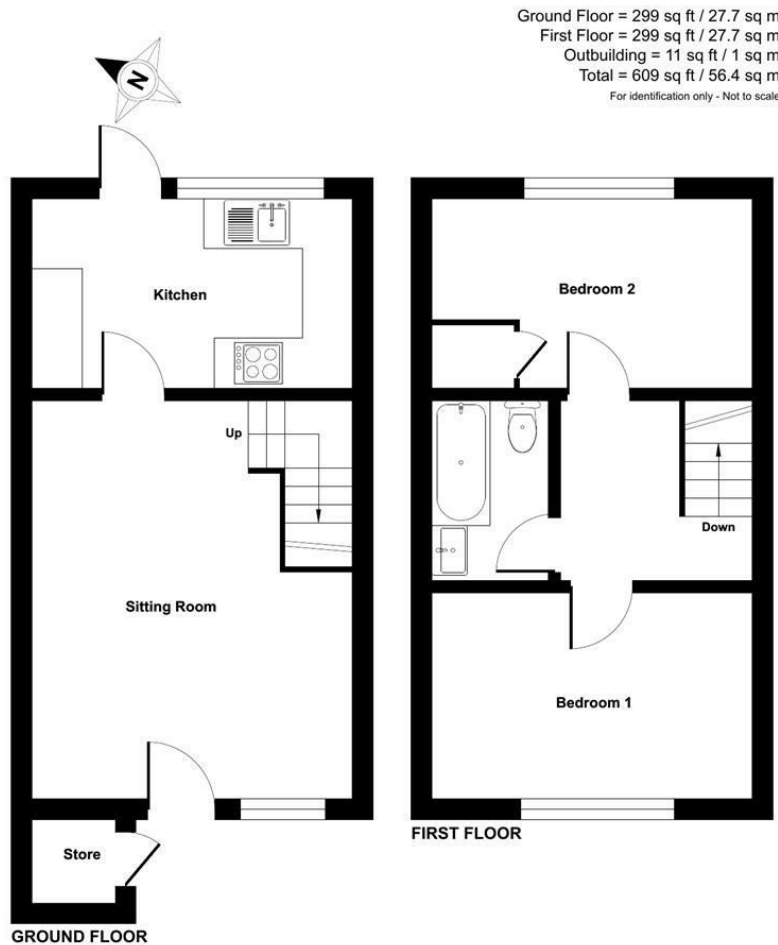
Toynbee Secondary School

Local Council:

Test Valley Borough Council 01264 368000

Council Tax:

Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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