



LAMBOURN
SQUARE
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Peabody Group

sports
TO LET

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sparks ellison

10 Lambourn Square, Chandlers Ford, SO53 4AA

£1,350 Per Calendar Month

A well presented home situated in a popular cul-de-sac offering two bedrooms, bathroom, sitting room, kitchen, conservatory, downstairs cloakroom, rear garden with a pleasant westerly aspect and allocated parking for two cars.

ACCOMMODATION

Ground Floor

Entrance Hall:
Stairs to first floor.

Cloakroom:
5'6" x 2'8" (1.68m x 0.81m) Suite comprising WC, wash hand basin.

Sitting Room:
14'8" x 14'1" (4.47m x 4.29m) Under stairs storage cupboard.

Kitchen/Breakfast Room:
8'9" x 7'2" (2.67m x 2.18m) Range of fitted base and eye level units, integrated oven with gas hob and extractor hood over, space and plumbing for washing machine and space for fridge freezer.

Conservatory:
12'3" x 10'11" (3.73m x 3.33m) Ceiling fan, double doors opening to rear garden.

First Floor

Landing:
Airing cupboard housing boiler.

Bedroom 1:
10'11" x 10'3" (3.33m x 3.12m) 10'11" x 10'3" max (3.33m x 3.12m) Fitted wardrobes.

Bedroom 2:
10'10" x 8'1" (3.30m x 2.46m) Fitted wardrobes.

Bathroom:
6'3" x 5'6" (1.91m x 1.68m) Suite comprising WC, wash hand basin, panel bath with shower attachment and shower screen.

OUTSIDE

Front:
Shrub areas, pathway to front door.

Rear Garden:
Measures approximately 18' x 15' with block paving, shrub areas, gate providing rear access and pleasant westerly aspect.

Parking:
Allocated parking for two vehicles.

OTHER INFORMATION

Approximate Age:
1990's

Approximate Area:
64sqm/688sqft (Details taken from EPC)

Availability:
Mid August 2026

Deposit:
Holding Deposit: £311.53
Security Deposit: £1557.00

Managed:
Tenant find only

Heating:
Gas central heating

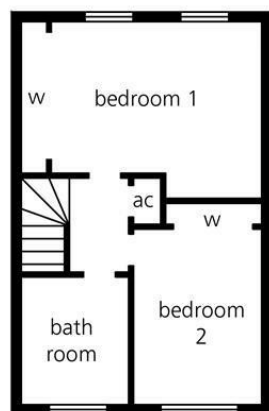
Windows:
UPVC double glazing

Infant/Junior School:
St Francis C of E primary School

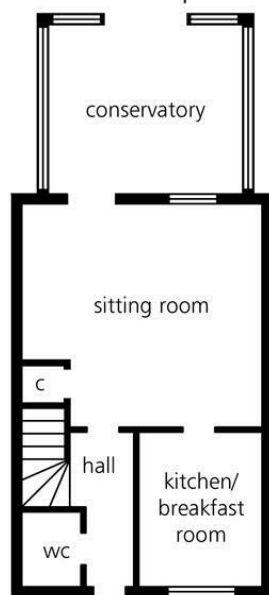
Secondary School:
Toynbee Secondary School

Council Tax:
Band C

Local Council:
Test Valley Borough Council - 01264 368000



first floor plan



ground floor plan

illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(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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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.



