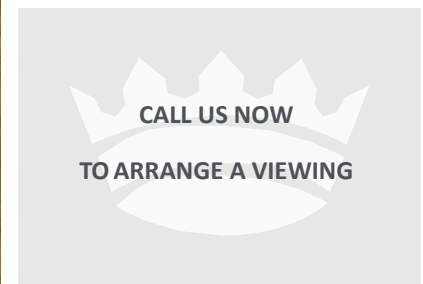




Bargain Close, Nursling, Southampton, SO16 0AX





### **SPECIFICATION**

- Semi-detached new build
- Pets considered
- Unfurnished
- Stunning open-plan living
- Study
- En-suite to master
- Driveway
- Garage

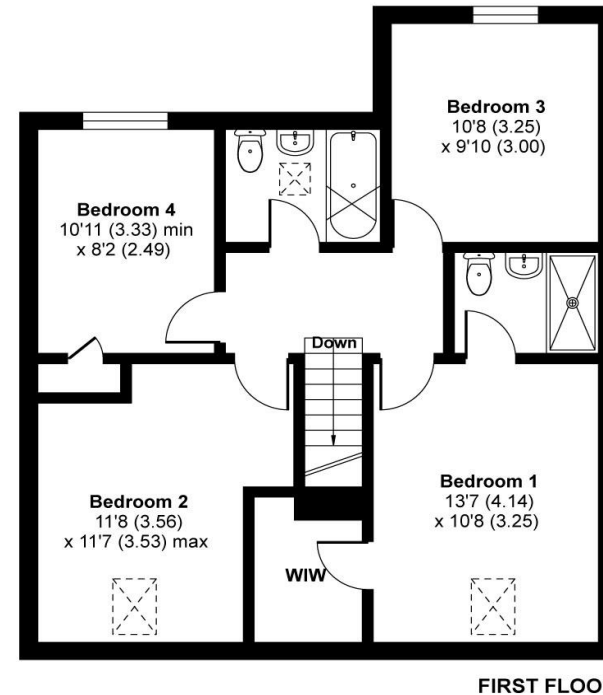
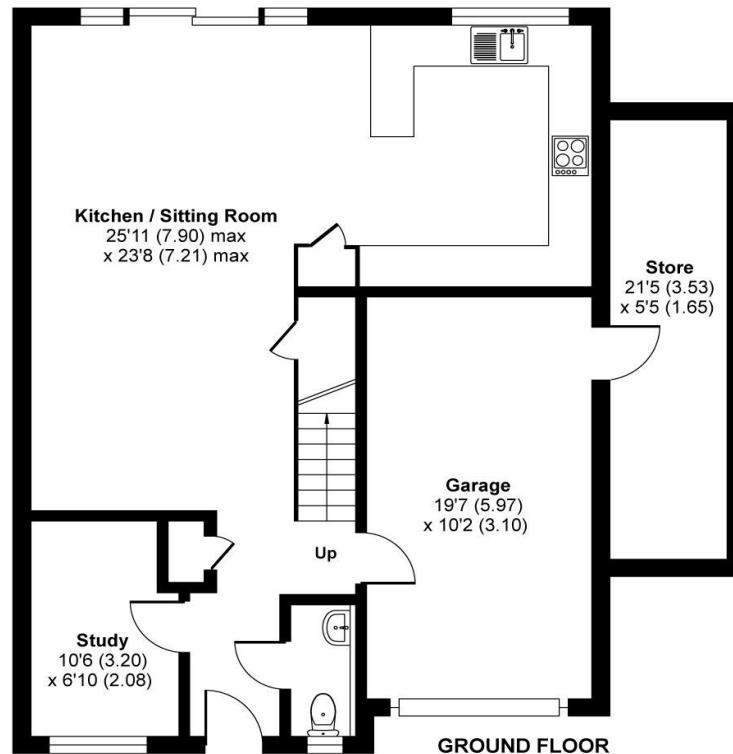
### **ACCOMMODATION**

Wonderful four-bedroom semi-detached home, built in 2020, that is available to let unfurnished from mid-March. The home has been completed to a high standard throughout and centres around the stunning open-plan living/kitchen area, with integrated appliances. Further benefits include a study and a downstairs cloakroom. The first floor continues to impress with four bedrooms, an ensuite shower room to the principal bedroom and a bathroom that services the remaining bedrooms. Externally is a good-sized rear garden with a driveway and garage to the front. Viewing comes highly recommended.

Disclaimer: The photographs used are for a neighbouring property

\*\* Under the 1979 Estate Agents Act, we wish to declare that the vendor of the property is associated with Charters Estate Agents.

Approximate Area = 1560 sq ft / 145 sq m (includes garage)  
 Outbuilding = 116 sq ft / 11 sq m  
 Total = 1676 sq ft / 154 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		110
(92+) <b>A</b>		
(81-91) <b>B</b>	84	
(69-80) <b>C</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		
England, Scotland & Wales		EU Directive 2002/91/EC

#### GUIDE PRICE

£1,850 per month

#### DEPOSIT

Security Deposit: £2,134.61  
*(based on advertised rental price)*  
 Holding Deposit: £426.92  
*(based on advertised rental price)*

#### MINIMUM TERM

12 Months

#### LOCAL AUTHORITY

Test Valley Borough Council  
 Council Tax Band: D

#### AVAILABLE DATE

18th March 2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2020. Produced for Charters. REF: 616818



## SITUATION

Nursling is a village in Hampshire, situated in the parish of Nursling and Rownhams, about 6 kilometres (3.7 miles) north-west of the city of Southampton, with nearby access to the M27 motorway and the popular local market town of Romsey with an array of amenities to offer including a Waitrose, Romsey Library, coffee shops, restaurants, bars, doctors' surgeries, dentists, some stunning walks and Romsey Abbey. There are primary and secondary schools locally with Ofsted outstanding ratings.





Your local multi-award winning agents



**Disclaimer Property Details:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

21a Market Place, Romsey, Hampshire, SO51 8NA  
[romsey@chartersestateagents.co.uk](mailto:romsey@chartersestateagents.co.uk)