





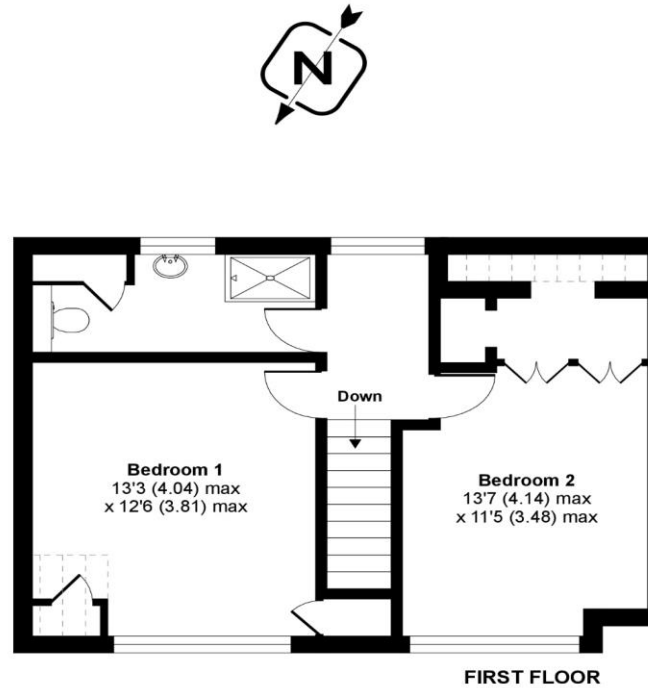
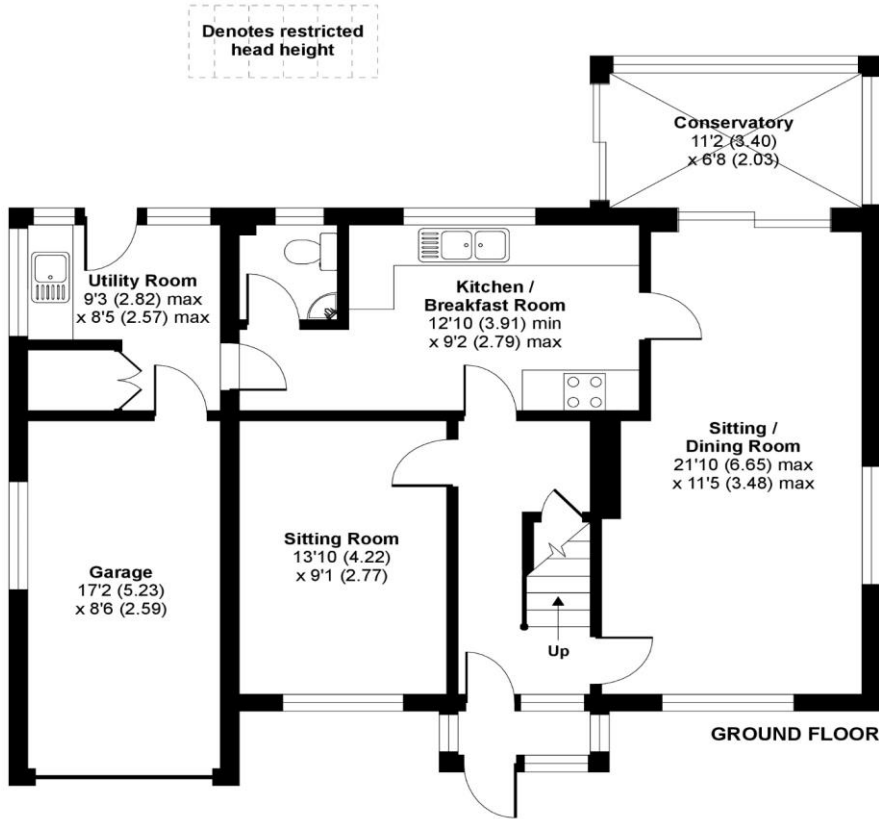
### **SPECIFICATION**

- Detached family house • Two Double Bedrooms • Lounge • Dining Room / Bedroom Three • Fitted Kitchen • Garage • Driveway Parking • Unfurnished

### **ACCOMMODATION**

Offered to rent is this fantastic detached house which sits back from the road offering a private and secluded frontage. The property offers a deceiving level of accommodation in the form of a dual aspect lounge, dining room/bedroom three, fitted kitchen cloakroom and utility room. The first floor offers two double bedrooms and a modern shower room. Other benefits include the attached single garage with driveway parking in front and an enclosed garden to the rear. The property will be offered unfurnished and will be available from December 2024.

Approximate Area = 1458 sq ft / 135.4 sq m (includes garage)  
 Limited Use Area(s) = 34 sq ft / 3.2 sq m  
 Total = 1492 sq ft / 138.6 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Charters Estate Agents Limited. REF: 782795



## SITUATION

Boorley Green is a quiet village on the outskirts of the market town of Botley on the upper banks of the river Hamble which is steeped in history and surrounded by the beautiful Hamble Valley countryside. This charming town offers a wide range of shops, public houses, restaurants and places of interest. Located in Southern Hampshire, Botley is easily accessible from the M27, and its train station has direct connections to London Waterloo, Winchester, Portsmouth, Eastleigh, Reading and Brighton.

## LOCAL AUTHORITY

Eastleigh Borough Council  
 Council Tax Band E  
 Minimum Term 12 Months

## £1,500 PER MONTH

Security Deposit: £1,730.76 (based on advertised rental price)  
 Holding Deposit: £346.15 (based on advertised rental price)



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**2023-2024**