



Holly Hill, Bassett, Southampton, Hampshire, SO16 7ES



## SPECIFICATION

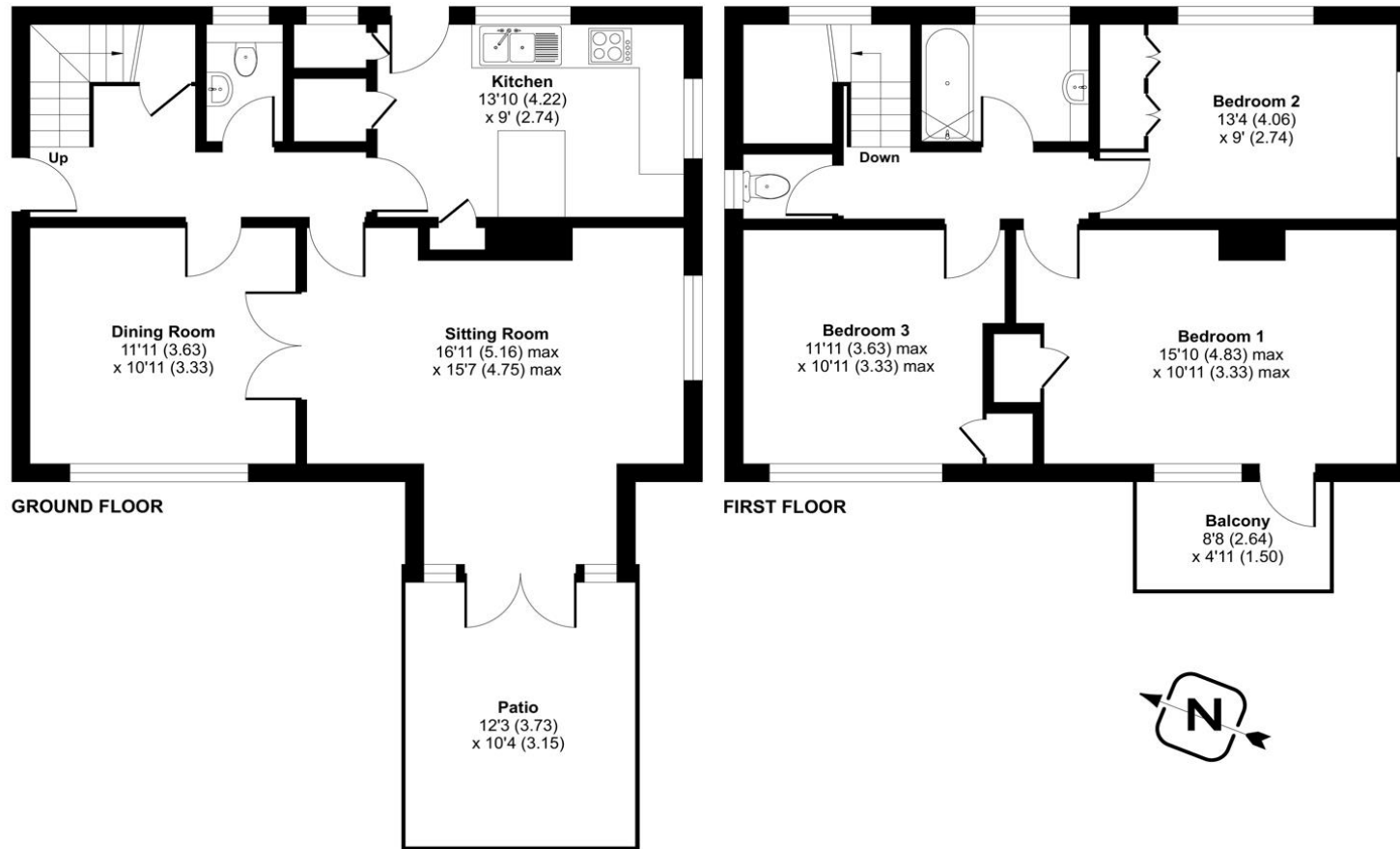
- Detached house
- Garage and driveway parking
- Family bathroom and two cloakrooms
- Three double bedrooms
- Sought after Bassett location
- Offered unfurnished

## ACCOMMODATION

This well-presented detached house enjoys an elevated position in this popular residential area, on the highly sought-after west side of The Avenue and is within walking distance of Southampton Sports Centre. Entry into the house in the first instance is into the reception hall. Here there is access to most rooms including a useful cloakroom. Benefitting from two reception rooms, both with solid flooring. The lounge has direct access to the exterior raised decked patio area to the rear of the property offering views across the garden. The contemporary kitchen is to the rear of the house with the back door allowing access to the garden. White goods are included comprising an electric cooker, gas hob, fridge/freezer, washing machine and dishwasher. On the first floor you will find three bedrooms, family bathroom and an additional cloakroom. All bedrooms are doubles with built-in storage. The family bathroom has modern fixtures and fittings including a shower over the bath and vanity storage. Externally, to the front there is a tree lined garden with decked area and a pond, and an attached garage with approaching driveway. To the rear, the garden is also tree lined with several raised decked areas. The garden is inclined with wooden sleepers. Available mid-July 2024 and offered on an unfurnished basis.

Approximate Area = 1233 sq ft / 114.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 999214



### SITUATION

Bassett is a highly sought-after residential area due to the close proximity of The University of Southampton's Highfield Campus which provides numerous facilities including The Jubilee sports complex which has an indoor swimming pool. The Common, Sports Centre and City Golf Course are within a short distance and provide excellent recreational open space. Access to the M27/M3 motorway network is close by and The Parkway railway station provides a fast route to Waterloo also Southampton Airport is just 2.5 miles away. Local shops are found in Winchester Road whilst the city centre is only two miles distant boasting major high street facilities and the West Quay shopping mall and cinema restaurant complex.

### LOCAL AUTHORITY

Southampton City Council  
 Council Tax Band: E  
 Minimum Term: 12 Months

### GUIDE PRICE

£1,850 per month  
 Security Deposit: £2,134.61 (based on advertised rental price)  
 Holding Deposit: £426.92 (based on advertised rental price)



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