





### **SPECIFICATION**

- Three-bedroom family home
- All double bedrooms
- Driveway parking and garage
- Great sized rear garden
- Regents Park
- Pets considered at an additional premium
- Available April 2024

### **ACCOMMODATION**

Ideally situated in a sought-after road within Regents Park is this surprisingly spacious three-bedroom semi-detached house. The front of the house provides off road, driveway parking, access to the garage, and a pretty front garden. Internally, a welcoming hallway leads through to an extended kitchen and breakfast room, complete with white goods. With windows on three sides this is a bright family room, and also provides access to the garden. The lounge-diner is a practical open-plan space, with a decorative fireplace. A bay window is a nice feature, and the dining room leads through to the sunny rear garden via sliding patio doors. Upstairs are three well-proportioned bedrooms with the principal bedroom featuring another bay window, built in wardrobes and dressing table. The house also offers a Worcester boiler, double glazing and gas central heating. A real feature of the property is the rear garden, which is southerly facing and mostly laid to lawn with a charming raised decking area, ideal for socialising, this would make an ideal space for a family. \*Pets are considered by discussion with the landlord at an additional premium\*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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	

### SITUATION

Regents Park has proved to be a popular residential area with extensive shopping facilities found nearby in Shirley High Street. Freemantle Lake Park and St James Park offer outdoor recreational space and the indoor swimming pool in English Road is a popular neighbourhood facility. Schooling for all ages is found close by. The General Hospital is within an easy reach. The vibrant Southampton City Centre is approximately an eight-minute drive away boasting numerous pleasant parks, the West Quay shopping mall, numerous bars, restaurants and cinemas. Southampton main line train station has services to London Waterloo (approximately 1 hour and 20 minutes journey). Communications are excellent with easy access to motorway links.

### LOCAL AUTHORITY

Southampton City Council  
 Council Tax Band: C  
 Minimum Term: 24 Months

### GUIDE PRICE

£1,600 per month  
 Security Deposit: £1,846.15 (based on advertised rental price)  
 Holding Deposit: £369.23 (based on advertised rental price)



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