



Clover Way, Hedge End, Southampton, Hampshire,  
SO30 4RN  
**£1,250 per month**

- Two-bedroom Coach House • Driveway parking • Courtyard garden
- Available from: End of May 2024 • Modern bathroom • Modern kitchen • Utility room



**ACCOMMODATION**

A superbly proportioned two-bedroom Coach House located within walking distance to Hedge End village, local schooling and an abundance of amenities. Accessed via its own private entrance, the bulk of the property is located on the first floor with a Utility room and understairs storage area completing the ground floor. The generous living accommodation consists of two doubles bedrooms, a family bathroom, kitchen and a large sitting/dining room. The kitchen is well-equipped to include a fridge/freezer, microwave, oven/hob and ample base/wall mounted storage. Externally, driveway parking for one car is included with on-road parking for visitors. A private courtyard garden is located to the fore of the property.

Available from: End of May 2024

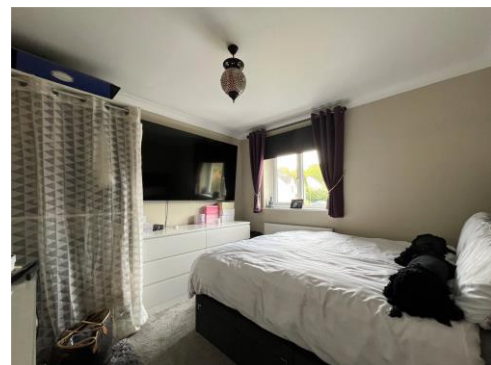
Council tax: Band B

Holding deposit: £288.46 (based on the currently advertised price)

Security deposit: £1,442.30 (based on the currently advertised price)

Minimum Term: 12 Months

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>67</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	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.