





SPECIFICATION

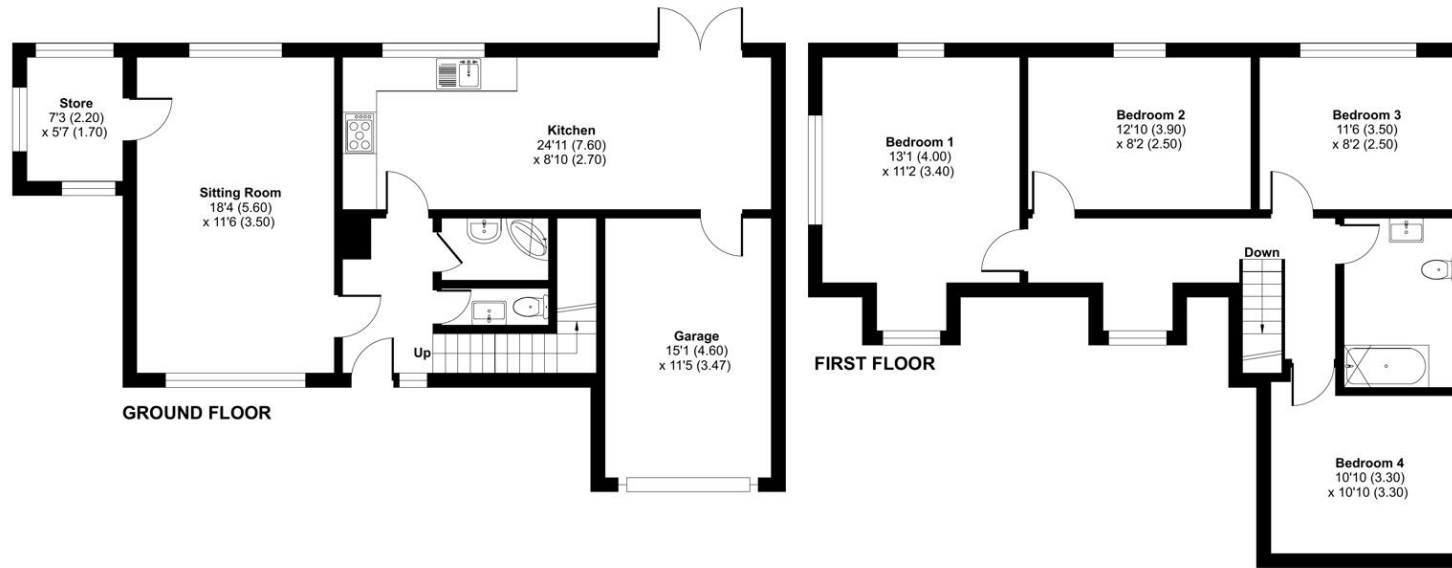
- Four-bedroom family home
- Private driveway
- Garage
- Offered unfurnished
- Available May 2024

ACCOMMODATION

Welcome to this spacious and modern family home ideally situated in the serene neighbourhood of Bassett, Southampton. Just a short stroll away from the picturesque Southampton Common, this detached house offers a perfect blend of comfort, convenience, and privacy. Benefitting from the convenience of a private driveway and garage, providing secure parking options for multiple vehicles and additional storage space. The wide entrance hall leads to a spacious kitchen/diner and a generously sized living room. Upstairs you can find, four generously sized bedrooms providing ample space for a growing family or accommodating guests, served by two bathrooms.



Approximate Area = 1314 sq ft / 122 sq m
Garage = 146 sq ft / 13.5 sq m
Total = 1460 sq ft / 135.5 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		78
(55-68)	D	61	
(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). © nrichcom 2024. Produced for Charters Estate Agents Limited. REF: 1102855



SITUATION

Bassett has proved to be a popular residential area due to the close proximity of the city golf course, The Common and sports centre that provide excellent recreational facilities. The University and General Hospital are found within the vicinity and access points to the M3 and M27 motorway networks allow fast lines of communication to London as well as regional towns and cities. The Parkway railway station is found opposite the international airport adjacent to Junction 5 of the M27 and provides a fast route to Waterloo. The city centre is a short drive away and offers extensive facilities including the West Quay shopping mall, numerous parks, restaurants, bars and cinemas. A variety of schools for all ages are found nearby.

LOCAL AUTHORITY

Southampton City Council

Tax Band – D

GUIDE PRICE

£2,250 per month

Security Deposit - £2,596.15

Holding Deposit - £519.23



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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.

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