



Liverpool Street, Inner Avenue, Southampton, Hampshire, SO14 6FZ



## SPECIFICATION

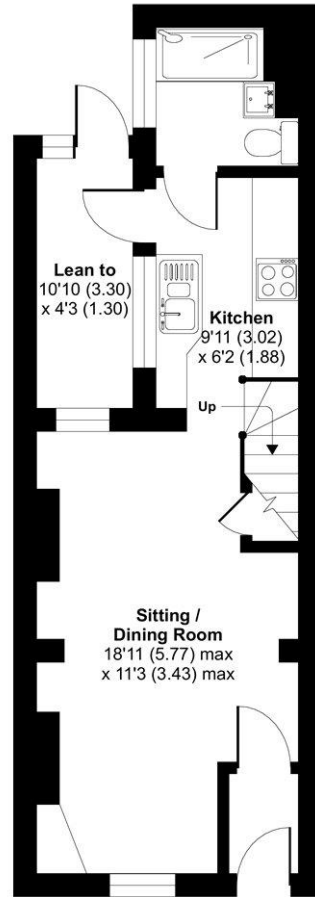
- Open-plan sitting/dining room
- Galley style kitchen
- Modern walk-in shower room
- Two double bedrooms

## ACCOMMODATION

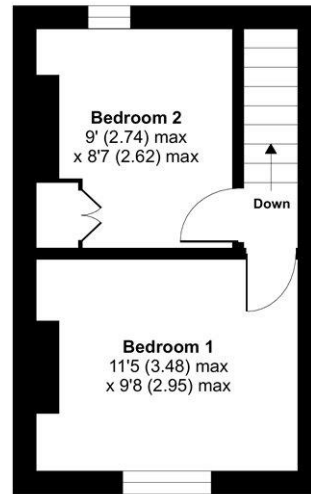
Superb terraced house, positioned within central Inner Avenue. The well-presented and favourably laid out accommodation comprises an entrance hallway which leads to the lovely open-plan sitting/dining room featuring a cosy wood burner to enjoy in winter months. A galley style kitchen offers ample storage and worktop surface space, which opens out to the sunny garden with a large patio area and low maintenance artificial lawn. A modern fitted three-piece walk-in shower room and a separate lean to/utility room complete the downstairs accommodation. The first-floor features two well-proportioned double bedrooms. Externally, the property benefits from a well-maintained garden, with a large patio area and low maintenance artificial lawn, the ideal space to retreat to during the summer months. There is zone 5 residents permit parking on the street.

Approximate Area = 537 sq ft / 49.9 sq m (excludes lean to)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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). ©n/che.com 2024. Produced for Charters Estate Agents Limited. REF: 1110597



## SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000 and achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. Championship league football is played at St Marys and the Ageas Bowl is the home of Hampshire cricket hosting domestic and international matches together with live music events. The Guildhall and Mayflower theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection.

## LOCAL AUTHORITY

Southampton City Council

## GUIDE PRICE

£1,250 per month

Security Deposit: £1442.30 (based on advertised rental price)

Holding Deposit: £288.46 (based on advertised rental price)

Minimum Term: 12 Months

Council Tax Band: B



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

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