



Avenue Road, Southampton, Hampshire, SO14 6BB



## SPECIFICATION

- Beautifully presented two-bedroom home
- Recently undergone extensive refurbishment works
- Offered on an unfurnished basis
- Three Piece Bathroom Suite
- Garage is available for an additional monthly premium
- Modern fitted kitchen with white goods
- Separate utility area
- Available for immediate occupation

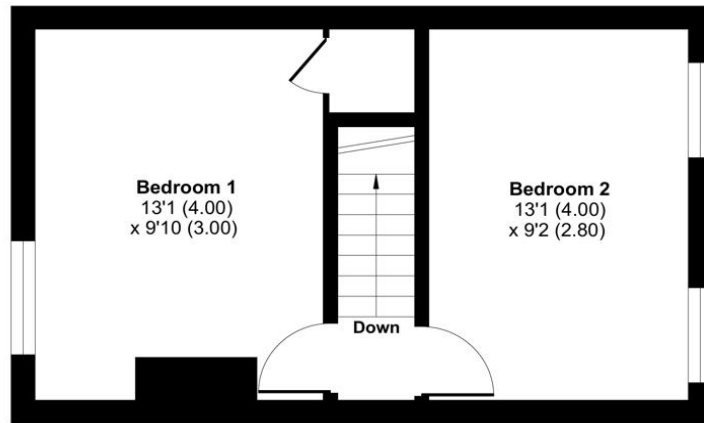
## ACCOMMODATION

This charming two-bedroom mid terrace cottage has recently undergone extensive refurbishment works, to present in the modern and chic condition it now offers. Having been lovingly looked after by the same family for decades, the property offers a wonderful homely feel, and prospective new occupiers will be delighted to call this property their home. Upon entering the property, you are greeted by a spacious hallway, leading to the kitchen diner. To the right-hand side, there is a separate living room, offering feature fireplace, and double-glazed sash window to the front. Flowing through the property you are greeted by the brand-new kitchen - providing a range of wall and floor units, and integrated white goods including oven, hob and dishwasher - there is plentiful space for a dining room table and chairs. Furthermore, there is a small pantry style room housing the boiler. Furthermore, to the ground floor, there is an open plan utility area with worktop space and freestanding washing machine, and fridge/freezer, and French style door providing access to the rear garden. To the rear of the property, there is a three-piece bathroom suite, featuring shower over bath, basin and toilet. To the first floor of the property, there are two well-proportioned double bedrooms, each featuring double glazed sash window, reflective of the property period. The front facing bedroom benefits from built in wardrobe space. Additionally, the property benefits from brand new, economy 7 storage heaters, providing the property with efficient modern heating. Parking is available on road and is unrestricted. Uniquely, there is a garage available to rent in a block nearby should a prospective occupier be interested for an additional premium per month. Available for immediate occupation and offered on an unfurnished basis.

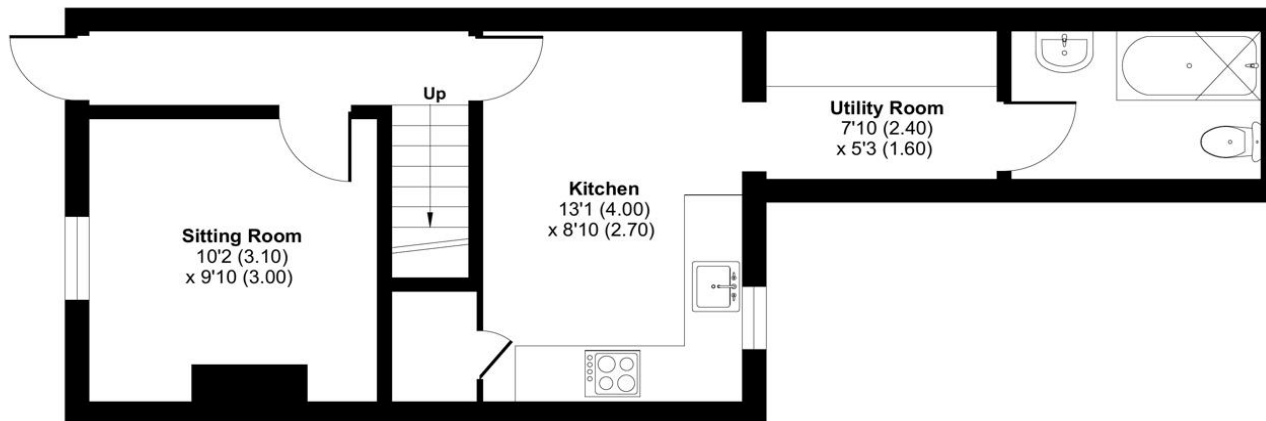
\*The exterior of the property is still undergoing refurbishment works including paving, levelling and landscaping\*

Approximate Area = 770 sq ft / 71.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(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/checom 2024. Produced for Charters Estate Agents Limited. REF: 1120177



### 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. Premier 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, Mayflower and Nuffield 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  
Council Tax Band: B  
Minimum Term: 12 Months

### GUIDE PRICE

£1,400 per month  
Security Deposit: £1615.38 (based on advertised rental price)  
Holding Deposit: £323.07 (based on advertised rental price)



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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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