



ASKING PRICE

£489,950

St. Johns Road

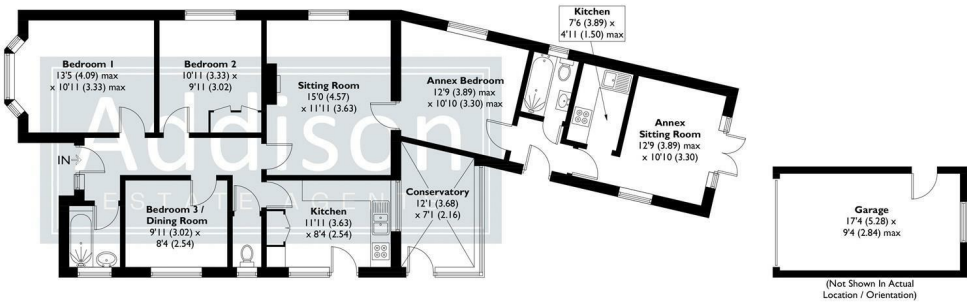
Southampton, SO31 6NF



EPC RATING: COUNCIL TAX BAND: D



APPROXIMATE GROSS INTERNAL AREA = 1227 SQ FT / 114.0 SQ M  
GARAGE = 162 SQ FT / 15.1 SQ M  
TOTAL = 1389 SQ FT / 129.1 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1210735)  
Produced for Addison Estate Agents



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**Addison**  
ESTATE AGENTS

OFFICE ADDRESS  
Office 4, First Floor  
Mithcell House Brook Avenue  
Warsash  
Southampton  
SO31 9HP

OFFICE DETAILS  
01489 668 999  
sales@addisonestateagents.co.uk