

ASKING PRICE

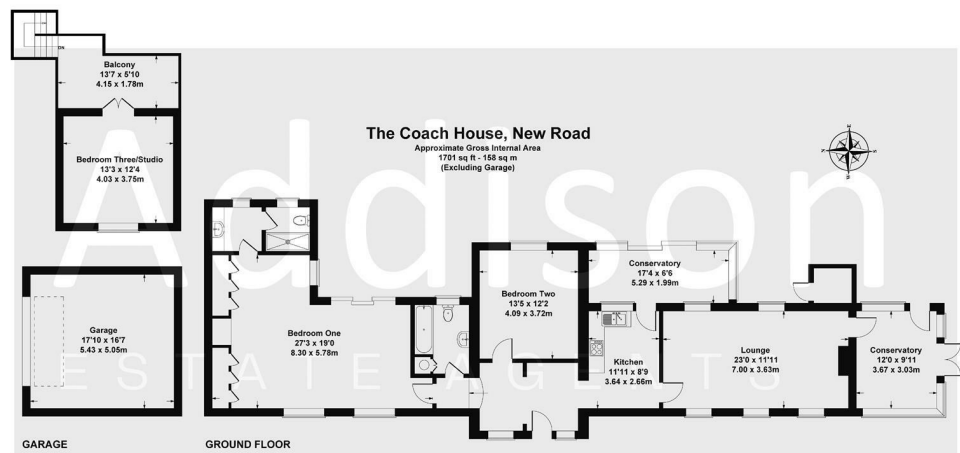
£595,000

New Road

Southampton, SO31 9UH



EPC RATING: COUNCIL TAX BAND: E



Whilst every attempt has been made to ensure the accuracy of the floor plan measurements of doors windows and rooms are approximate and no responsibility is taken for any error appearing in this document. These plans are for representation purposes only and should be used as such. The service systems and appliances listed in this specification have not been tested by Addison Estate Agents and no guarantee as to their operating efficiency can be given.



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		
<b>England &amp; Wales</b>	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

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