



12 BERKELEY CLOSE  
SOUTHAMPTON  
Hampshire, SO15 2TR

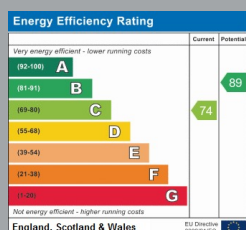
£1,950 PCM

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# STUDENT LET - WELL PRESENTED FOUR BEDROOM PROPERTY IN THE POPULAR AREA OF POLYGON.

- Four bedroom town house
- Furnished
- Off road parking
- £113 pp/pw
- Well proportioned rooms



Reference: 900966

**Deposit Amount:** £2,250

**Council Tax:** Band D

**Furnishing:** Furnished

**Heating Type:** Gas fired hot water radiators

**Parking:** Driveway

**Utilities:**

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water

**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to  
[gov.uk](http://gov.uk), check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



Situated in this popular location, within close proximity to Southampton City Centre, is this well-presented four bedroom property.

On approach, a driveway leads to the front of the property, providing off road parking for two small cars. The entrance door leads directly into the reception room. The large kitchen/ diner is located at the rear, with a door leading to the rear garden. The first floor comprises two double bedrooms, with the largest at the front, and a useful WC located off the landing. Two further bedrooms are located on the second floor, with the main bathroom and airing cupboard.

Externally, the rear garden is mainly paved and shingled for low maintenance, with rear pedestrian access and a bike shed for 3/4 bikes.

Please note the marketing photos for this property were taken before the current tenancy commenced.

For further information and to book a viewing, call Goadsby Estate Agents in Southampton.



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix ©2024

## PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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