



68 PADWELL ROAD
INNER AVENUE
SO14 6RA

£2,000 PCM

goadsby.com

GOOD SIZED FOUR BEDROOM DETACHED HOUSE IN INNER AVENUE, A GREAT LOCATION FOR BOTH UNIVERSITIES.,

- Four bedroom student house
- Driveway parking
- £2307.00 Deposit
- Approx £115pppw
- EPC Rating - Band D

| Energy Efficiency Rating | | | Current | Potential |
|---|---|--|--------------|-----------|
| Very energy efficient - lower running costs | | | | |
| (92+) | A | | | |
| (81-91) | B | | | |
| (69-80) | C | | | 80 |
| (55-68) | D | | 63 | |
| (39-54) | E | | | |
| (21-38) | F | | | |
| (1-20) | G | | | |
| Not energy efficient - higher running costs | | | | |
| England, Scotland & Wales | | | | |
| | | | EU Directive | 80 |

Reference: 242122

Deposit Amount: £2,307

Council Tax: Band D

Furnishing: Furnished

Heating Type: Gas fired hot water radiators

Parking: Driveway parking

Utilities:

Mains Supply Electricity
Mains Supply Gas
Mains Supply Water - metered

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

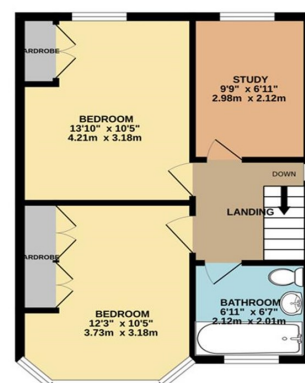
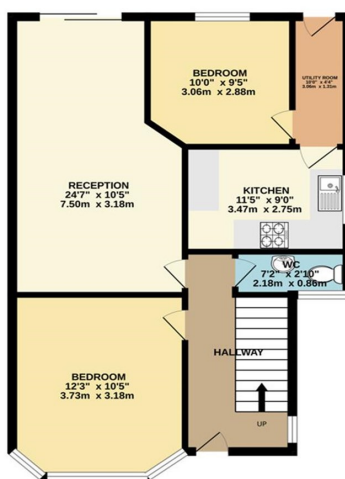
Flood Risk: Very Low. For more information refer to gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



Four bedroom detached student house in Inner Avenue with driveway parking. The property consists of five bedrooms, lounge, kitchen and bathroom. The property also benefits from double glazing, gas central heating and off road parking for two cars. Please note the marketing photos for this property were taken before the current tenancy commenced in 2023.

GROUND FLOOR

1ST FLOOR



This Floor Plan is for guidance only and is NOT to SCALE.
Made with Hometag 22023

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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