



40 METHUEN STREET
SOUTHAMPTON
Hampshire, SO14 6FR

£1,450 PCM

goadsby.com

REDECORATED THREE BEDROOM FAMILY HOUSE IN THE INNER AVENUE.

- Three bedroom house
- Unfurnished
- Recently redecorated
- Garden
- EPC Rating - Band C

Energy Efficiency Rating		
Energy efficiency - lower running costs		
A	Current	Potential
(91-100)	74	85
B		
(81-90)		
C		
(69-80)		
D		
(59-68)		
E		
(49-58)		
F		
(39-48)		
G		
(29-38)		
Energy efficiency - higher property costs		
England, Scotland & Wales		

Reference: 1177895

Deposit Amount: £1,673

Council Tax: Band C

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: On street permit parking x2
(subject to approval via Southampton City Council)

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



Situated on Methuen Street, this, unfurnished, three bedroom terraced house offers three good sized bedrooms, two receptions, kitchen (with no white goods included), downstairs bathroom and a separate WC upstairs.

The property has been redecorated throughout with flooring on the ground floor and carpets on the first floor.

Further benefits include a small garden and permit parking (subject to approval via Southampton City Council) making it the perfect family home.

Please note, the electricity is on a prepayment top up key meter.

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



This Floor Plan is for guidance only and is NOT to SCALE
Made with Mapbox (2020)

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.

Goadsby & Harding (Residential) Ltd

Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

02380 710400
southamptonlettings@goadsby.com

54 London Road
Southampton, Hampshire
SO15 2AH