



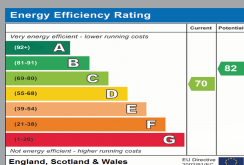
264 BROADLANDS ROAD  
SWAYTHLING  
Hampshire, SO17 3AS

£2,000 PCM

[goadsby.com](http://goadsby.com)

# STUDENT LET - GREAT LOCATION FOR UNIVERSITY OF SOUTHAMPTON STUDENTS!

- Four bedroom student house
- All double bedrooms
- Large garden
- Walking distance to University
- EPC Rating- Band C



Reference: 798317

**Deposit Amount:** £2,307

**Council Tax:** Band C

**Furnishing:** Furnished

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

**Parking:** Permit Parking subject to Southampton City Council approval

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



Lovely four double bedroom student house in a very convenient location for those studying at the University of Southampton.

Downstairs there is a large double bedroom, living room, bright kitchen and bathroom to the rear. Upstairs are a further three double bedrooms.

Benefits include gas central heating, double glazing throughout and permit parking via application through Southampton City Council.

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 Metropac (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