



26 HAREFIELD ROAD  
SOUTHAMPTON  
Hampshire, SO17 3TH

£1,495 PCM

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# STUDENT LET - THREE BEDROOM STUDENT HOUSE IN SWAYTHLING OFFERING GREAT COMMUNAL SPACE.

- Spacious three bedroom house
- Furnished
- Additional study room
- Approx £115 pp/pw
- EPC Rating - Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(50-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	

Reference: 239847

**Deposit Amount:** £1,725

**Council Tax:** Band B

**Furnishing:** Furnished

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

**Parking:** Permit Parking 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](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)

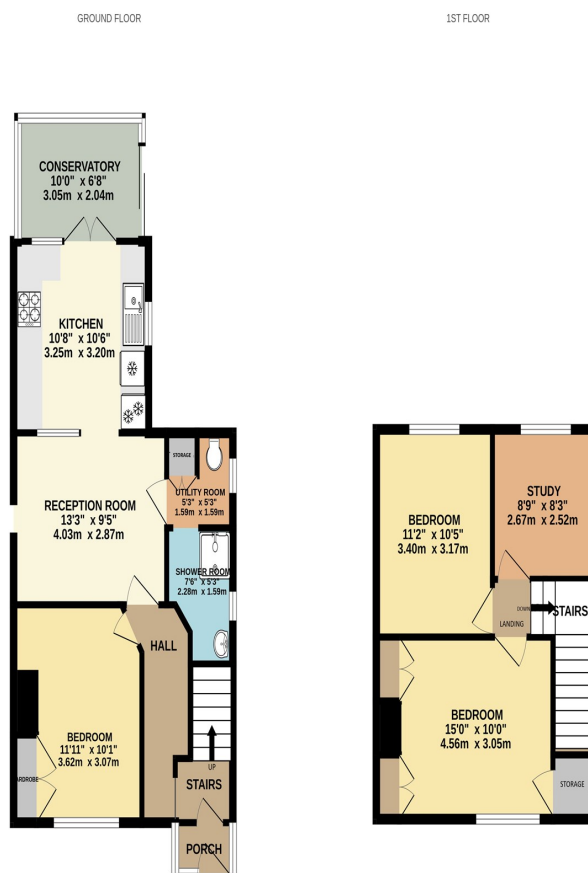


Three bedroom student house situated close to Southampton University.

On the ground floor there is entrance hall, cloakroom, double bedroom, reception, kitchen and breakfast room, bathroom with basin and shower.

Second floor consists of two double bedrooms, and study.

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



## 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

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