



112 ADELAIDE ROAD

ST DENYS

Hampshire, SO17 2HX

£1,750 PCM

goadsby.com

FOUR DOUBLE BEDROOM HOUSE IN ST DENYS FOR STUDENTS

- Four bedroom house
- Furnished
- All double bedrooms
- Large rear garden
- EPC Rating- Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	72	
(58-68)	D		
(49-57)	E		
(39-48)	F		
(29-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	85

Reference: 462827

Deposit Amount: £2,019

Council Tax: Band B

Furnishing: Furnished

Heating Type: Gas fired hot water radiators

Parking: On Street

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
 Please note, the landlord will be carrying out the viewings at the property.



Available for students only. Located a short walk from all the local amenities provided in Portwood this well maintained property is also near to St Denys train station and local motorway links. Internally the property offers four double bedrooms, family style kitchen, study room upstairs and a bathroom with electric shower over the bath. Externally there is a tidy rear garden which has both patio and lawn areas. Kitchen is equipped with washing machine, dishwasher, tumble drier, gas hob and electric oven.



This Floor Plan is for guidance only and is NOT to SCALE
 Based on Ordnance Survey

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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