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E

Harborough Road, Southampton

Per Month £1,600 Per Month



****STUDENT PROPERTY**** Four bedroom, detached, student house is brought to the market furnished and available start of July.

On entering the house, you'll firstly walk into the long hallway with well sized lounge to the front, double bedroom in the middle and kitchen to the rear, the partly patioed garden has a seating set ready for those warmer days/evenings. The house is located within The Polygon, 0.6 miles to Lidl, 0.6 miles to Solent University (East Park Terrace), 0.4 miles to London Road bus stop for U1A/U2B and 0.8 miles to Westquay.

The house has further benefits of gas central heating, wooden flooring in communal areas/ bedrooms with exception to kitchen and bathroom, understairs storage, permit parking (applied through Southampton City Council) and double glazing.

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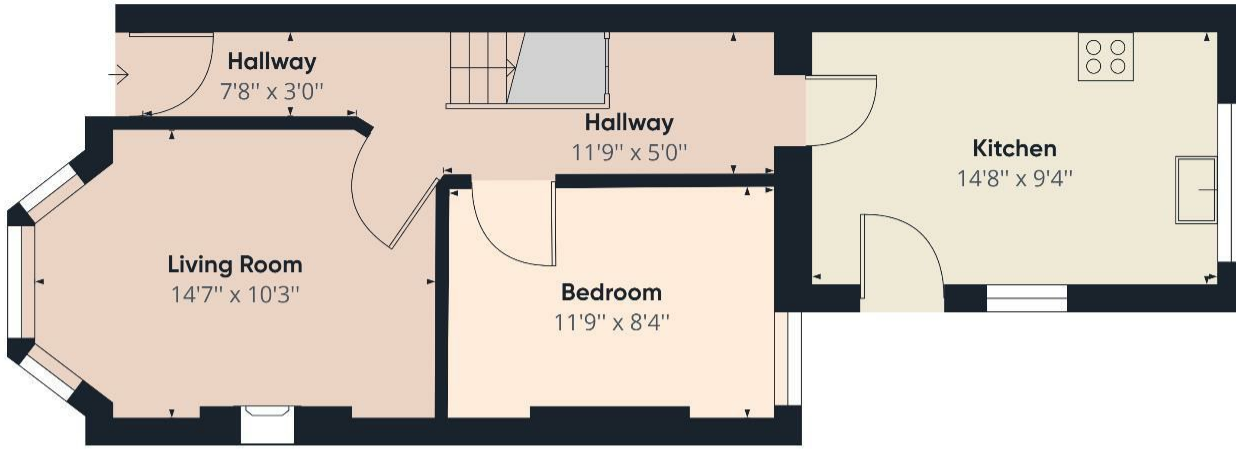


KEY FEATURES

- Four bedroom student house
 - The Polygon
 - Available July 2024
- Bills package available as optional extra, paid separately to the rent
 - Partly patioed garden
 - Gas central heating & double glazing
- Wooden flooring predominantly throughout
 - Holding deposit £346.15(£1,730.76)
 - EPC: E (54)
- Council tax: Exempt for full time students







Ground Floor



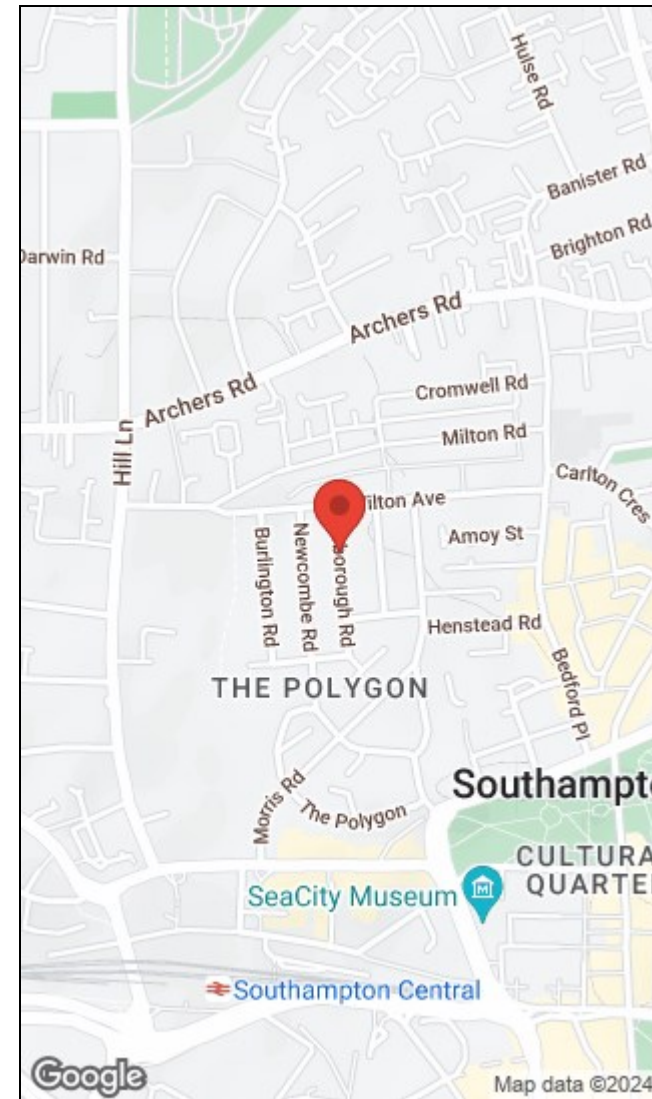
Floor 1

Approximate total area⁽¹⁾
940.69 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	80		
	54		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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