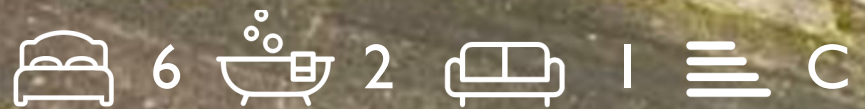




**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Clausentum Road, Southampton

Per Month £2,475 Per Month



Hunters are pleased to offer this six double bedroom student house in the Portswood area of Southampton. The property is approximately 1.6 miles to Southampton University and 0.6 miles to Southampton Solent University. The property is also situated close to local bus links and amenities. The property comprises:- hallway, good size lounge, kitchen, six double bedrooms, bathroom with shower over bath and shower room. The property also benefits from gas central heating, double glazing and on street permit parking for one car applied through Southampton City Council.

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720  
southampton@hunters.com | www.hunters.com





**KITCHEN TO BE REFUBISHED  
JULY 2024**

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## KEY FEATURES

- Six bedroom house
- All bedrooms are double in size
- Two shower rooms
- 0.6 mile from Solent University & 1.3 miles to University of Southampton
- On road permit parking, applied through Southampton City Council.
- Open plan kitchen & reception
- Holding deposit- £565.38
  - EPC:
- Council tax: Exempt for full time students
- Bills included package available as optional extra on top of agreed rent.







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Approximate total area<sup>†</sup>

88.96 m<sup>2</sup>  
957.55 ft<sup>2</sup>

Reduced headroom

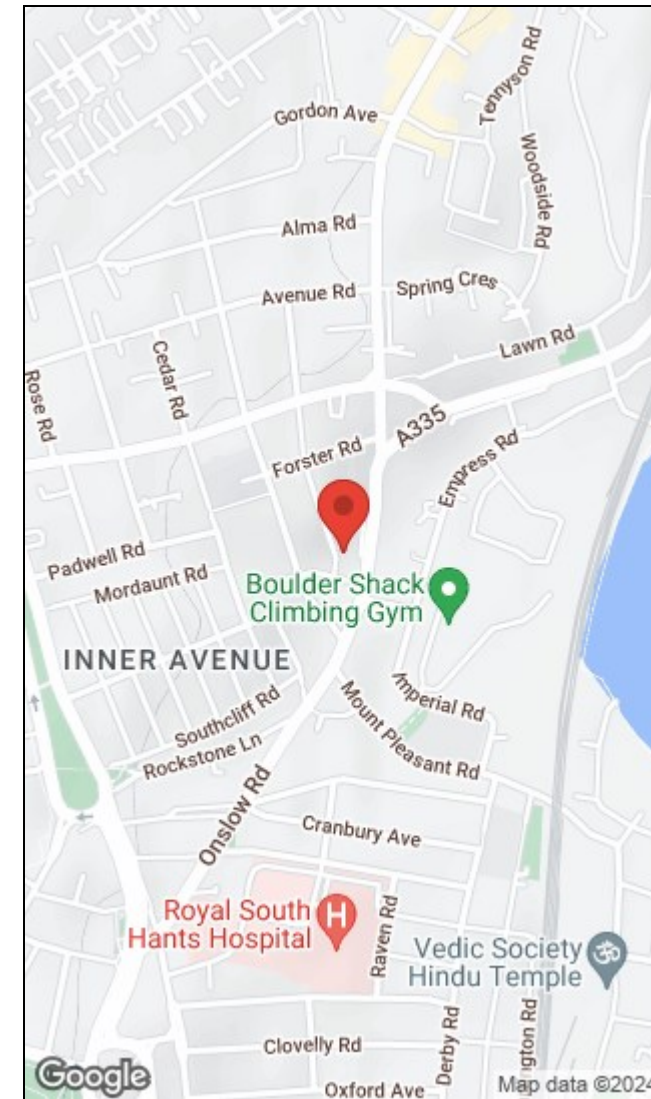
0.94 m<sup>2</sup>  
10.07 ft<sup>2</sup>

Excluding balconies and terraces

⏏ Reduced headroom  
(below 1.5m/4.92ft)

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	
Current	Potential
	83
72	

Very energy efficient - lower running costs

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

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(21-38) **F**

(1-20) **G**

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC

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