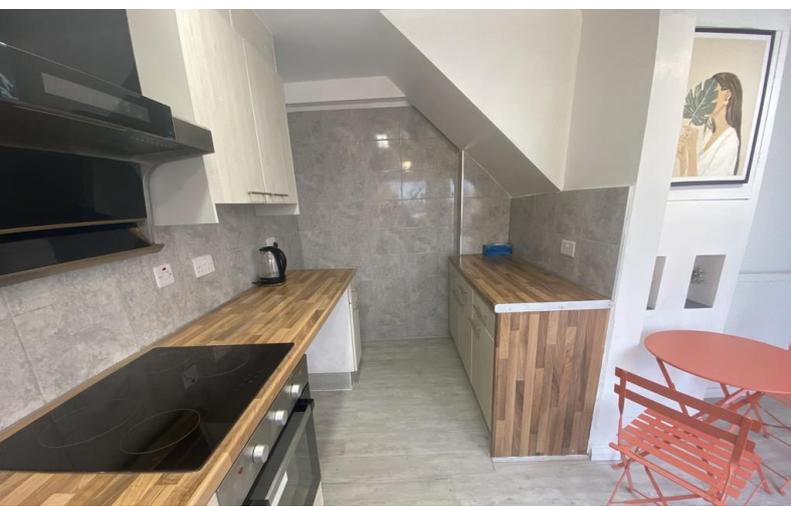


**TO LET**



## **Broad Green, Southampton**

**4 Bedrooms, 5 Bathroom, Mid Terraced House**

**£1,800 pcm**



## Broad Green, Southampton

Mid Terraced House,  
4 bedroom, 5 bathroom

£1,800 pcm

Date available: Available Now

Deposit: £2,076.92

Furnished

Council Tax band: B

- 4 Bedroom family home
- Must be seen
- 3 Bedrooms with ensuite
- 1 Bedroom with own bathroom
- Bedrooms include bed, wardrobe, desk
- Gas Central Heating
- x 2 Parking spaces

Presenting a superb opportunity to let this neutrally decorated, four-bedroom terraced house ideally suited for families. This spacious house offers modern convenience and a well-considered layout, with excellent access to public transport links, local amenities, nearby parks, and popular walking routes, making it perfect for residents seeking both practicality and leisure within an urban setting.

The ground floor features a bright and airy separate reception room, enhanced by large windows and elegant wood flooring, providing an inviting space for relaxation or socialising. The open-plan kitchen benefits from an abundance of natural light, a dedicated breakfast area, and contemporary fittings, creating a stylish and functional space, ideal for shared living. A separate cloakroom includes a shower for added convenience.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



Each well-proportioned bedroom, three of which are generously sized doubles featuring en-suite facilities and built-in wardrobes, offering ultimate privacy and ample storage. The fourth bedroom is a comfortable single, also benefiting from a built-in wardrobe.

desk, microwave and fridge.

ENSUITE RM 1 Handbasin, shower, lower level WC

BEDROOM 2 2.91m x 2.16m Single bed, desk and wardrobe, microwave and fridge

The property's unique features include secure off-street parking and a private garden, providing valuable outdoor space for enjoying fresh air or entertaining guests. With an EPC rating of C and council tax band B, this property promises efficient living with manageable running costs.

SEPEARATE BATHROOM 2.33m x 1.51m Panelled bath electric shower over bath. Low level WC.

## 2ND FLOOR

BEDROOM 3 4.50m x 2.92m Double bed, wardrobe, desk, microwave and fridge.

This home showcases a great blend of practicality and modern living, making it an excellent choice families wanting to enjoy a vibrant community with everything readily accessible. Early viewing is highly recommended to appreciate the quality and convenience on offer.

ENSUITE RM 3 1.83m x 1.27m Low level WC, hand basin and shower

BEDROOM 4 4.49m x 2.95m Double bed, desk, wardrobe, microwave and fridge

LOUNGE 3.18m x 2.80m

ENSUITE RM 4 1.83m x 1.22m Hand basin, low level wc and shower.

KITCHEN 4.07m x 3.56m Fridge/freezer, washing machine, oven and hob, table and chairs

## FIRST FLOOR

BEDROOM 1 4.48m x 3.12m Double bed, wardrobe



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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.