



62A MANOR FARM ROAD  
BITTERNE PARK  
Hampshire, SO18 1NQ

£1,200 PCM

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# BOASTING VIEWS OF THE RIVER ITCHEN AND RIVERSIDE PARK - TWO BEDROOM FIRST FLOOR MAISONETTE

- Two bedroom maisonette
- River views
- Adjacent to Riverside Park
- Large rear garden
- EPC Rating - Band TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100-90%	A		
89-80%	B		
79-65%	C		
64-55%	D		
54-49%	E		
49-41%	F		
40-35%	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Reference: 628089

**Deposit Amount:** £1,384

**Council Tax:** Band B

**Furnishing:** Unfurnished

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

**Parking:** On street ad-hoc parking

## 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:** Very Low. For more information refer to gov.uk, check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



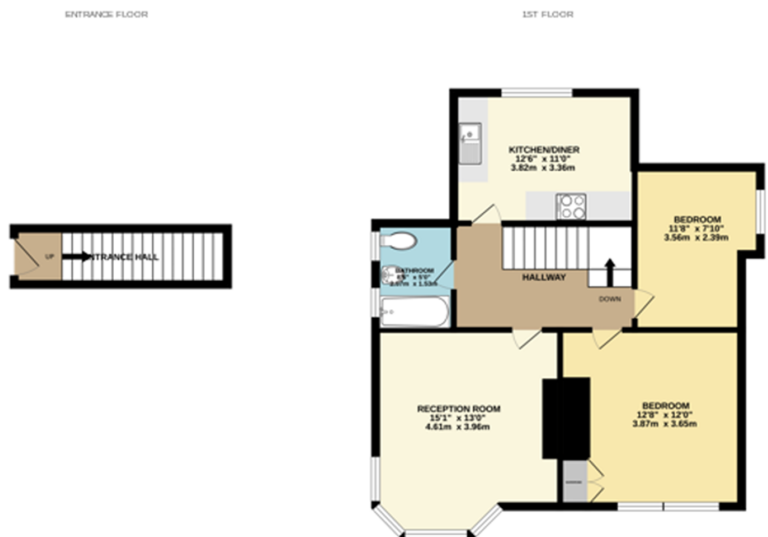
Two bedroom first floor maisonette located in the sought after residential area of Bitterne Park. Externally there is a very good sized rear garden.

The property has been redecorated throughout and boasts a modern kitchen which overlooks the river and can easily accommodate a kitchen table and chairs. The sizeable living room benefits from a bay window to the front of the property. Bedroom one is a fair sized double with built in wardrobe space. The second bedroom is a single. The bathroom has a three piece white suite which shower over the bath.

Further benefits include gas central heating, double glazing and on street ad-hoc parking.

Please note, the electricity is on a smart pre-payment meter.

For further information and to book a viewing, call Goadsby Estate Agents in Southampton.



## 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.

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