



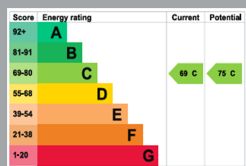
37 LUCCOMBE ROAD
UPPER SHIRLEY
Hampshire, SO15 7RN

£2,300 PCM

goadsby.com

LARGE FAMILY HOME IN UPPER SHIRLEY

- Four bedroom house
- Unfurnished
- Upper Shirley
- Garage
- EPC Rating - Band C



Reference: 1169167

Deposit Amount: £2,653

Council Tax: Band D

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Driveway/Garage

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



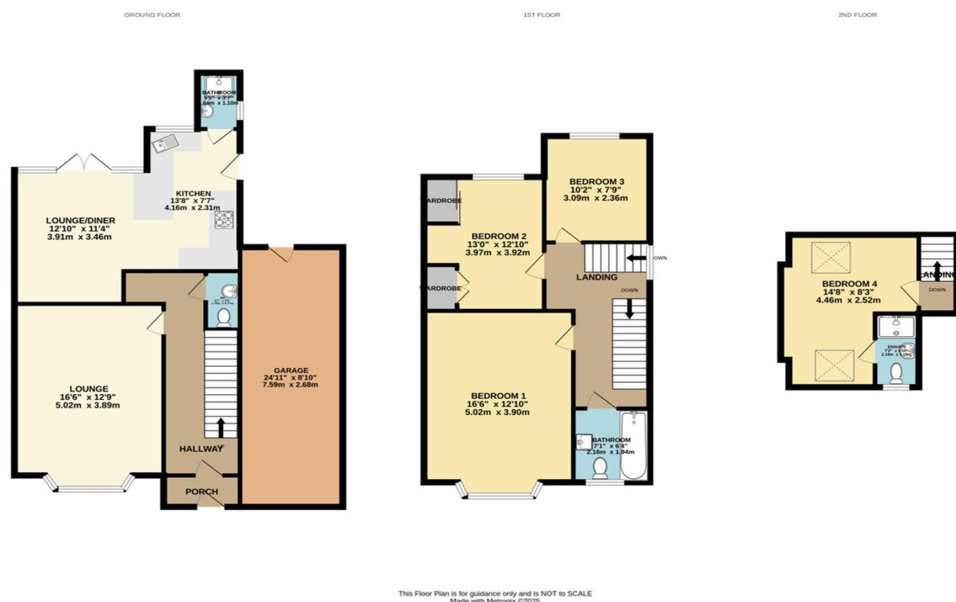
Situated in the popular area of Upper Shirley within walking distance to Southampton Common.

Spacious lounge, WC downstairs and separate dining room open plan to kitchen (no white goods). Utility area with shower room. On the first floor there is a family bathroom, large bedroom to the front of the property, a second double bedroom and a smaller double third bedroom. A narrow staircase leads to a loft conversion, double bedroom and en-suite shower room.

The property also benefits from driveway parking, garage, good size rear garden and shed.

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

Please note, the exterior photos of the property have been enhanced using AI and the internal photos were taken before the current tenancy commenced.



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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