



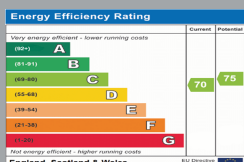
44 MANDELA WAY
SOUTHAMPTON
Hampshire, SO15 5RZ

£950 PCM

goadsby.com

ONE BEDROOM HOUSE WITH DRIVEWAY PARKING CLOSE TO SOUTHAMPTON CITY CENTRE.

- One bedroom house
- Unfurnished
- Rear garden
- Driveway parking
- EPC Rating - Band C



Reference: 763922

Deposit Amount: £1,096

Council Tax: Band B

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Driveway

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water

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: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



Well-presented one-bedroom house, situated within walking distance of Southampton central station and the city centre.

The property comprises an entrance hall, large living room and compact modern kitchen on the ground floor (oven and hob provided, no other white goods). Upstairs hosts a double bedroom with built in wardrobes and family bathroom. The low-maintenance rear garden is accessed directly from the living. Additional benefits include gas central heating and driveway parking for one car.

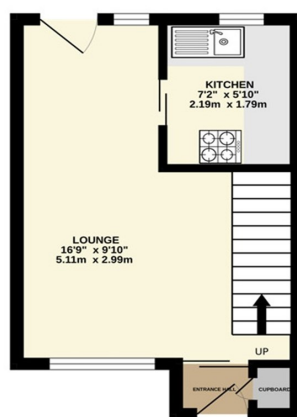
Offered of an unfurnished basis and available to occupy in September.

The electricity is on a smart prepayment meter.

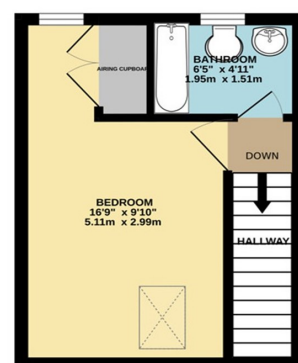
Please note the marketing photos for this property were taken before the current tenancy commenced

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

GROUND FLOOR



1ST FLOOR



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, in the event of a sale. Should your offer on this property be accepted, a Buyer Compliance Administration Fee of £42 including VAT per purchaser will be payable. This fee covers the cost of the identity verification and compliance checks that we are required to undertake under UK Anti-Money Laundering Regulations before the transaction can proceed and is non refundable.

Goadsby & Harding (Residential) Ltd

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