



66A MANOR FARM ROAD
BITTERNE PARK
Hampshire, SO18 1NQ

£1,200 PCM

goadsby.com

SPACIOUS TWO-BEDROOM MAISONETTE IN BITTERNE PARK.

- Two bedroom maisonette
- Unfurnished
- Top floor
- Bitterne Park
- EPC Rating - Band D

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(91-100)	A			
(81-91)	B			
(71-80)	C			
(51-60)	D		63	73
(31-54)	E			
(21-30)	F			
(1-10)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive	EU Directive

Reference: 879556

Deposit Amount: £1,384

Council Tax: Band B

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: On street

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



Bright and spacious two-bedroom, top-floor maisonette situated within Bitterne Park.

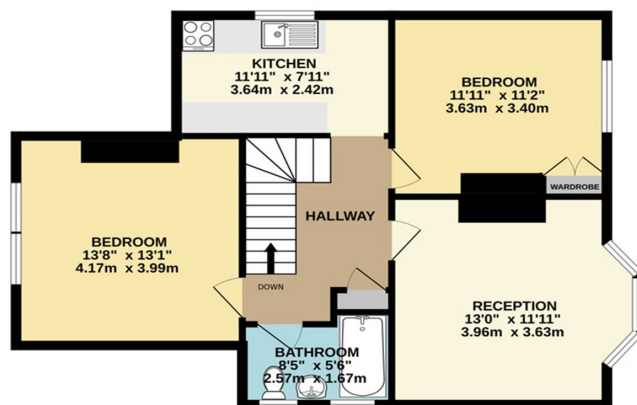
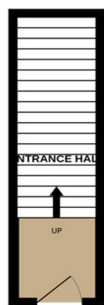
The property is finished to a good modern standard throughout and comprises two double bedrooms, a large living room with feature bay window, bathroom and kitchen (oven and hob provided, no other white goods). Particular highlights include a large rear garden which leads onto Riverside Park and views over the park and River Itchen from the main bedroom.

Available to occupy immediately and offered on an unfurnished basis.

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

GROUND FLOOR

1ST FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
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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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