



33A YORK ROAD

SHIRLEY
Hampshire, SO15 3GJ

£1,475 PCM

[goadsby.com](https://www.goadsby.com)

BRAND NEW TWO BEDROOM DUPLEX MAISONETTE IN SHIRLEY!

- Brand new two bedroom duplex maisonette
- Unfurnished
- Modern
- Private garden
- EPC Rating - Band C



Energy Efficiency Rating		Current	Potential
<small>High energy efficient - lower running costs</small> A (90+)			
<small>Good energy efficient - lower running costs</small> B (81-89)			
<small>Decent energy efficiency - lower running costs</small> C (69-80)			
<small>Some energy efficiency - lower running costs</small> D (55-68)			
<small>Not very energy efficient - higher running costs</small> E (39-54)			
<small>Very poor energy efficiency - higher running costs</small> F (21-38)			
<small>Extremely poor energy efficiency - higher running costs</small> G (1-20)			
<small>UK Energy Efficiency - Higher Running Costs</small> England, Scotland & Wales		75	75

Reference: 1202725

Deposit Amount: £1,701

Council Tax: TBC by local council - Please make preparation to put money aside for any back dated council tax from move in date.

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

Brand new duplex maisonette situated on York Road in Shirley.

The property benefits from a spacious open plan kitchen/lounge, two double bedrooms (both with built in wardrobes for convenience), a modern bathroom with shower over bath, and an additional room which can be used as an office, study, dressing room or reception.

Further benefits include on street parking on a first come first served basis and a private garden.

Please note, white goods are not included in the kitchen.

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



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix 1020N

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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