

# HUNTERS®

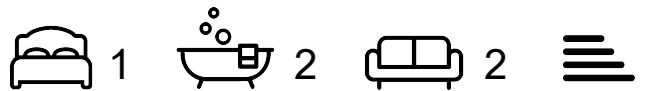
HERE TO GET *you* THERE



## 22 Dale Road

Southampton, SO16 6QH

£440 Per Calendar Month



**\*\*SINGLE BEDROOM IN SHARED PROFESSIONAL PROPERTY\*\*** close to Southampton General Hospital with permit parking available. There is a lounge, dining room, utility room with washing machine and tumble dryer, kitchen with 2 fridge freezers rear garden and garage. All bills are included.



**KITCHEN 6'7" x 15'0" (2 x 4.58)**  
A range of base and wall units. 2 x fridge freezers Dishwasher  
Stainless steel built in oven and work top mounted gas hob  
Stainless steel extractor fan Stainless steel Sink and drainer  
Laminate floor Double glazing to rear aspect.

**LOUNGE 9'2" x 11'1" (2.8 x 3.38)**  
2 x sofa Coffee table Carpet 40 inch TV mounted on wall Wall  
mounted flights

**DINING ROOM 6'7" x 8'9" (2 x 2.66)**  
Glass table and four chairs Patio doors to garden

**UTILITY ROOM**  
utility room containing washing machine and tumble dryer.

**BATHROOM 5'6" x 7'3" (1.68 x 2.2)**  
Tiled floor Half height tiled walls Shower over bath Close  
coupled dual flush toilet Cabinet mounted round sink with  
mono block mixer tap Stainless steel heated towel rail

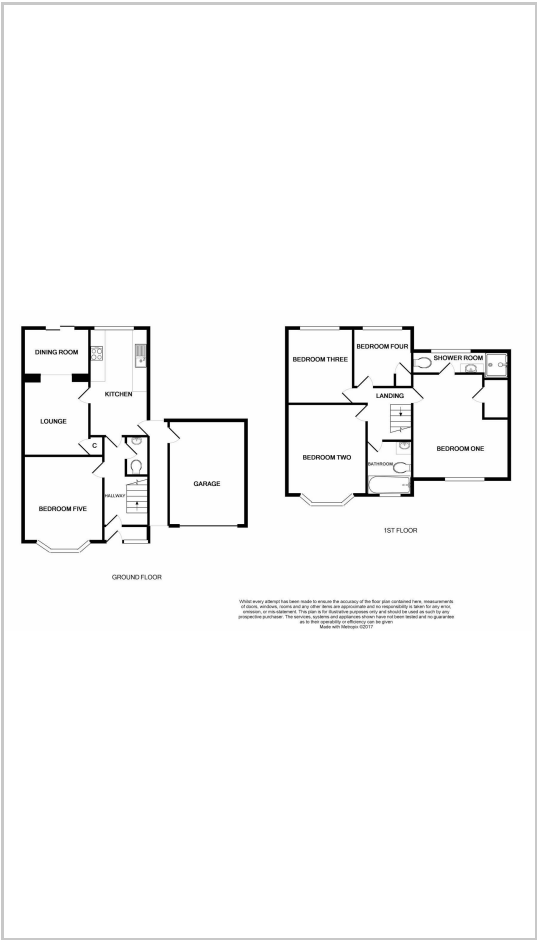
**TOILET 2'3" x 6'4" (0.68 x 1.93)**  
Cabinet mounted round sink with mono block mixer tap Hidden  
cistern toilet Tiled floor Half height tiled walls

**BEDROOM 8'2" x 8'4" (2.49 x 2.54)**  
Single bed and mattress Wardrobe Chest of drawers Double  
glazed window to rear

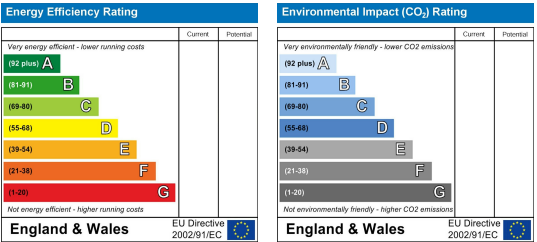
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.