



39, Clarendon Road, Southampton



## A well-presented Victorian terraced two bedroom house with pretty garden, set in a quiet residential road in the Shirley area of Southampton.

### The Property

At the front of the property, a wrought-iron gate opens from the pavement into an enclosed front garden, with brick edged flower border, and paved bin storage area. Path to the front door.

To the rear, accessed from the kitchen is a pretty garden, fully enclosed with fencing and a gate giving access to a path. Closest to the house is a good-sized patio area. There are some attractive flower beds, maturely planted with a variety of shrubs, a cherry tree and a palm tree. There is a very good quality storage shed at the end. There is no private parking with the property, but free on-street parking is available in Clarendon Road and surrounding streets.

39 Clarendon Road, Southampton, SO16 4GB

Rent  
£1,400 PCM



### Features

- Well presented Victorian House
- Modern kitchen and bathroom
- Pretty, private garden
- On street parking
- Two double bedrooms
- Gas central heating and hot water
- Close to Shirley High street and precinct

### Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.

### EPC Rating

C (70)

### Outgoings

Council Tax: Southampton City  
£1,852.26 (2026/27) Band B

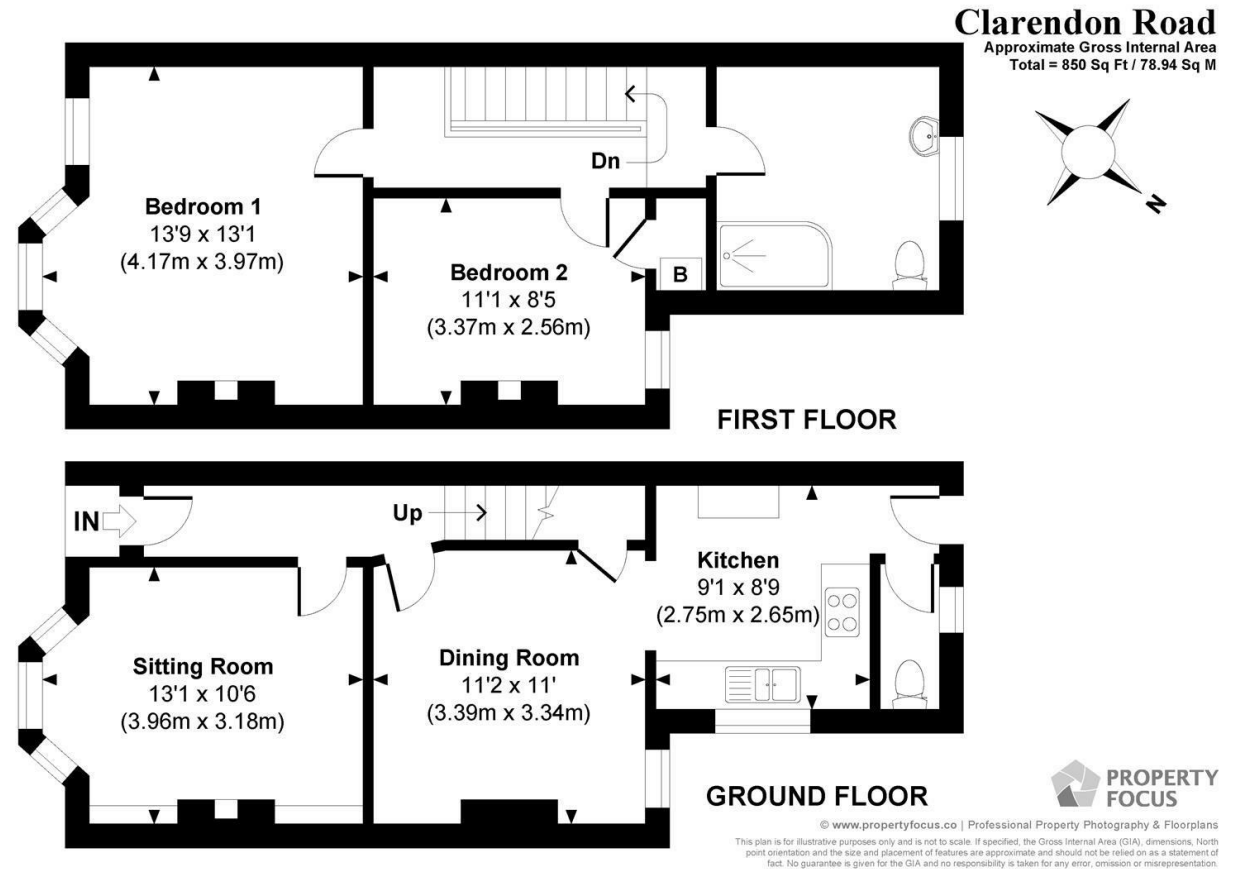
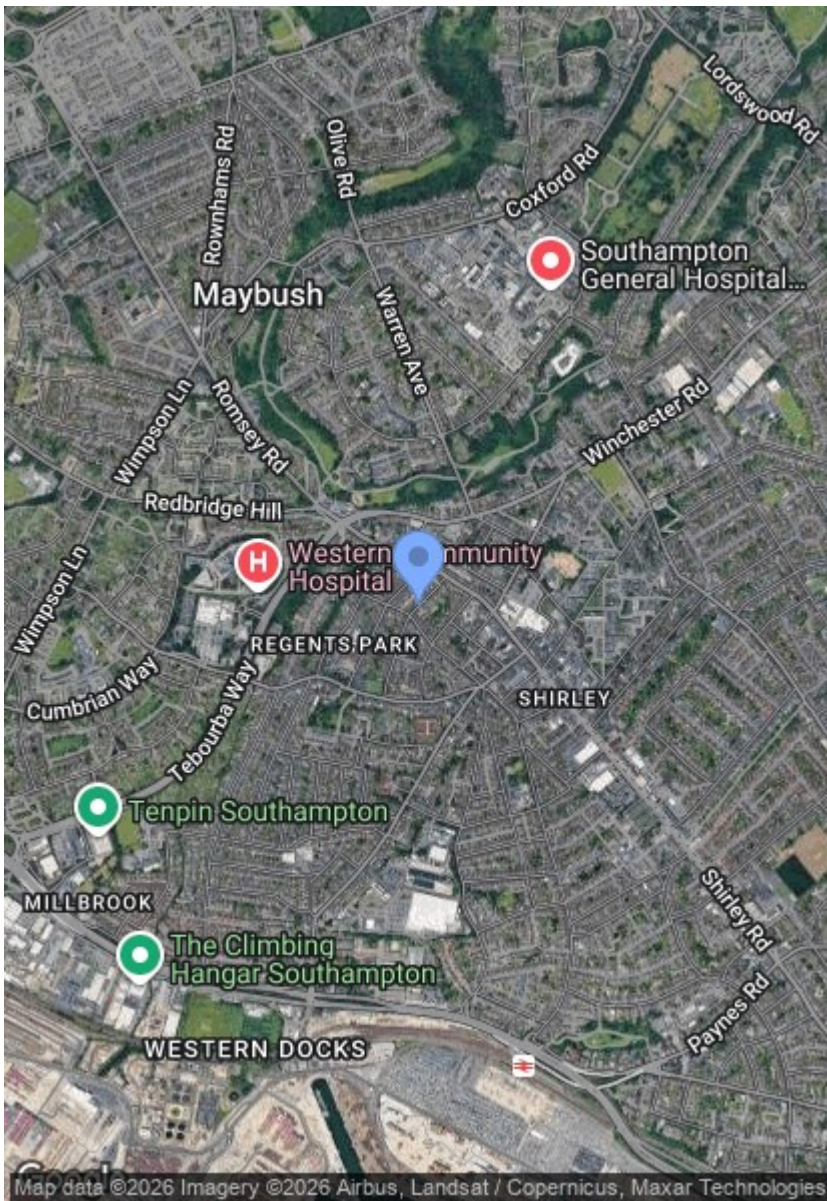
### Size

850.00 sq ft

### Location

Clarendon Road is a quiet residential street within a short walk of Shirley High Street and the precinct which boasts three supermarkets, a pharmacy, banks/building societies, a Post Office, Library, local schools (primary and secondary), gyms, churches, cafes and doctors' surgeries. The High Street has excellent direct bus services to Southampton General Hospital, Central Railway Station, the city centre and West Quay, Romsey and Totton. The road network links quickly onto the M27, M3 towards London and the M271 with its links to the West and the New Forest. Within a 12 minute walk is St James' Park Upper Shirley with a children's playground, cafe, tennis courts and open grass area. Southampton Common is a 20/25 minutes walk away with its vast open spaces, woodland walks and cycle paths, another well equipped children's play area and the historic Old Cemetery.





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