



64 HAREFIELD ROAD  
SOUTHAMPTON  
Hampshire, SO17 3TH

£1,495 PCM

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



# STUDENT LET - THREE BEDROOM STUDENT HOUSE CLOSE TO SOUTHAMPTON UNIVERSITY.

- Three bedroom house
- Furnished
- Great value for size
- Approx £115 pp/pw
- EPC Rating - Band D

Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England, Scotland & Wales	



Reference: 239742

**Deposit Amount:** £1,725

**Council Tax:** Band B

**Furnishing:** Furnished

**Heating Type:** Gas fired hot water radiators

**Parking:** Permit Parking via Southampton City Council

**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](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://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](http://www.gov.uk/check-long-term-flood-risk)

Bright and spacious three bedroom student house comprising an entrance hall, large galley style kitchen, lounge and double bedroom on the ground floor.

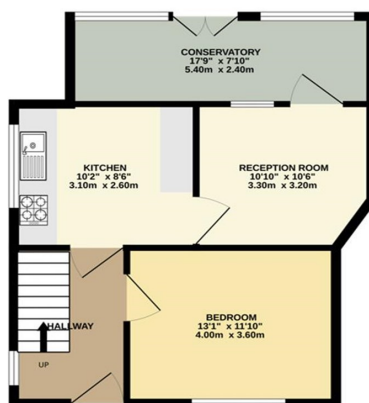
There is a conservatory to the rear of the house leading out to the back garden which is mostly laid to lawn.

The first floor comprises a bathroom with shower over bath, two bedrooms and a study

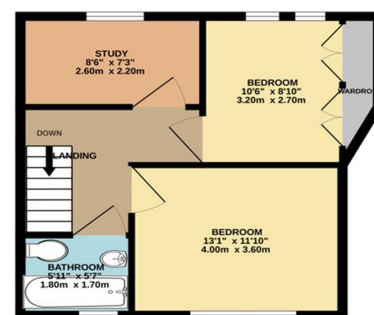
Gas central heating and double glazing.

Please note the marketing photos for this property were taken before the current tenancy commenced in 2022.

GROUND FLOOR



1ST FLOOR



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix ©2024

## 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.

Goadsby & Harding (Residential) Ltd

Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

02380 710400  
southamptonlettings@goadsby.com

54 London Road  
Southampton, Hampshire  
SO15 2AH