



33A YORK ROAD

SHIRLEY
Hampshire, SO15 3GJ

£1,350 PCM

goadsby.com

BRAND NEW TWO BEDROOM DUPLEX MAISONETTE IN SHIRLEY!

- Brand new two bedroom duplex maisonette
- Separate office / study
- Optional white goods
- Modern
- Private garden

Energy Efficiency Rating		
How energy efficient - lower running costs		
A	(91-100)	
B	(81-90)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
How energy efficient - higher rental value		
England, Scotland & Wales		
Current		
Potential		
75 75		



Reference: 1202725

Deposit Amount: £1,557

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.

There is an option for white goods to be included.

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



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

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