



17 CRAVEN STREET

ST MARYS  
Hampshire, SO14 1AX

£1,750 PCM

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# STUDENT LET - THREE BEDROOM TOWNHOUSE IN A GREAT LOCATION WITH GARAGE AND PARKING.

- Three bedroom house
- Furnished
- Garage and parking
- Approx £138pp/pw
- EPC Rating - Band C

Energy Efficiency Rating	
Very energy efficient - lower running costs	
A (87-92)	
B (81-86)	85
C (69-80)	69
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



Reference: 782958

Deposit Amount: £2,019

Council Tax: Band C

Furnishing: Furnished

Heating Type: Gas fired hot water radiators

Parking: Allocated Parking/Garage

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water

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](http://gov.uk), check long term flood risk [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

This three bedroom town house is located a short walk from the city centre with one off road parking space (in front of garage) and garage. Ideal for students.

Internally, bedroom one is on the ground floor, with access to the rear garden, there is also a WC and door to the garage.

On the first floor is the spacious lounge/diner-with balcony to the rear of the house, one double bedroom with built in wardrobes, a study room and the fully fitted kitchen/diner with access to the second balcony.

On the second floor there are two further double bedrooms, each with built in wardrobes and the main bathroom.

Offered on a furnished basis, internal viewing is highly recommended.

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



This Floor Plan is for guidance only and is NOT to SCALE  
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### 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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