



62A MANOR FARM ROAD
BITTERNE PARK
Hampshire, SO18 1NQ

£1,200 PCM

goadsby.com

BOASTING VIEWS OF THE RIVER ITCHEN AND RIVERSIDE PARK- TWO BEDROOM FIRST FLOOR MAISONETTE

- Two bedroom maisonette
- River views
- Adjacent to Riverside Park
- Large rear garden
- EPC Rating - Band C

Energy Efficiency Rating		
Very energy efficient - lower running costs		
A		
B		
C	72	72
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Reference: 628089

Deposit Amount: £1,384

Council Tax: Band B

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: On street ad-hoc parking

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: Very Low. For more information refer to gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



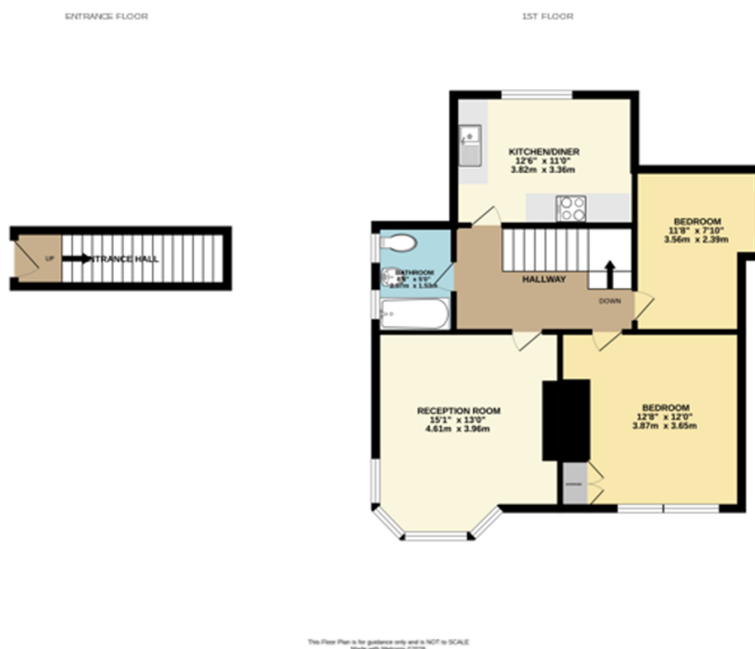
Two bedroom first floor maisonette located in the sought after residential area of Bitterne Park. Externally there is a very good sized rear garden.

The property has been redecorated throughout and boasts a modern kitchen which overlooks the river and can easily accommodate a kitchen table and chairs. The sizeable living room benefits from a bay window to the front of the property. Bedroom one is a fair sized double with built in wardrobe space. The second bedroom is a single. The bathroom has a three piece white suite which shower over the bath.

Further benefits include gas central heating, double glazing and on street ad-hoc parking.

Please note, the electricity is on a smart pre-payment meter. The fridge/freezer in the kitchen is gifted and there are no other white goods.

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.

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