



33A YORK ROAD

SHIRLEY
Hampshire, SO15 3GJ

£1,750 PCM

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

BRAND NEW TWO BEDROOM DUPLEX MAISONNETTE IN SHIRLEY!

- Brand new two bedroom duplex maisonette
- Unfurnished
- Modern
- Private garden
- EPC Rating - Band C



Energy Efficiency Rating																			
<table border="1"> <tr><td>100-109</td><td>A</td></tr> <tr><td>81-100</td><td>B</td></tr> <tr><td>69-80</td><td>C</td></tr> <tr><td>55-68</td><td>D</td></tr> <tr><td>39-54</td><td>E</td></tr> <tr><td>21-38</td><td>F</td></tr> <tr><td>1-20</td><td>G</td></tr> </table>	100-109	A	81-100	B	69-80	C	55-68	D	39-54	E	21-38	F	1-20	G	<table border="1"> <tr><td>Current</td><td>75</td></tr> <tr><td>Potential</td><td>75</td></tr> </table>	Current	75	Potential	75
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<small> The energy efficiency of a building is measured on a scale from A (most energy efficient - lower running costs) to G (least energy efficient - higher running costs). England, Scotland & Wales EPC Rating 1-100 </small>																			

Reference: 1202725

Deposit Amount: £2,019

Council Tax: Band TBC

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.

Please note, white goods are not included in the kitchen.

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



This Floor Plan is for guidance only and is NOT IN SCALE
 Made with Metropix CO2Dx

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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