



## Ordnance Road

Southampton, SO15 2AZ

£575 Per Calendar Month



\*\*NEWLY REFURBISHED – ALL BILLS INCLUDED\*\*

Available as part of 1 of 4 rooms. This newly redecorated property is ideally located on a quiet cul-de-sac in the heart of the city centre, just moments from London Road and Bedford Place. Offering modern, comfortable living, the house comes fully furnished with all bills included and is available for move-in immediately.

Suitable for students and professionals, each room comes fully furnished with brand-new furniture, including a double bed with mattress protector, wardrobe (some with built-in storage) and drawers, bedside table, desk and chair. A fully equipped kitchen and dining area, two modern shower rooms, and an enclosed rear garden.

All bills are included in the rent, covering electricity, gas and water (subject to fair usage), council tax and high-speed cable broadband. A regular cleaner attends to the communal areas, and a dedicated maintenance team is available for any assistance or concerns.



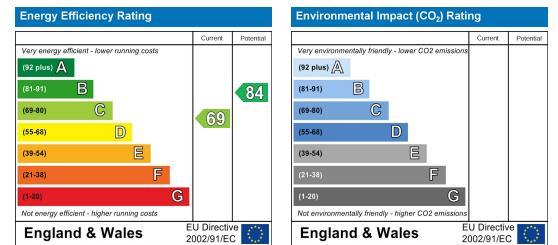
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.