



12 BERKELEY CLOSE
SOUTHAMPTON
Hampshire, SO15 2TR

£1,850 PCM

goadsby.com

STUDENT LET -
WELL PRESENTED
FOUR BEDROOM
PROPERTY IN THE
POPULAR AREA OF
POLYGON.

- Four bedroom town house
- Furnished
- Off road parking
- Approx £107 pp/pw
- Well proportioned rooms



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		89
B	(81-91)		
C	(69-80)		74
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: 900966

Deposit Amount: £2,134

Council Tax: Band D

Furnishing: Furnished

Heating Type: Gas fired hot water radiators

Parking: Driveway

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

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

Situated in this popular location, within close proximity to Southampton City Centre, is this well-presented four bedroom property.

On approach, a driveway leads to the front of the property, providing off road parking for two small cars. The entrance door leads directly into the reception room. The large kitchen/ diner is located at the rear, with a door leading to the rear garden. The first floor comprises two double bedrooms, with the largest at the front, and a useful WC located off the landing. Two further bedrooms are located on the second floor, with the main bathroom and airing cupboard.

Externally, the rear garden is mainly paved and shingled for low maintenance, with rear pedestrian access and a bike shed for 3/4 bikes.

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

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



This Floor Plan is for guidance only and is NOT TO SCALE
Made with Metropix ©2024

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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