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Shirley Park Road, Southampton

Per Month £1,400 Per Month

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Lovely and homey two bedroom, mid terrace, house with driveway for one car. This family home is brought to the market unfurnished and undergoing cosmetic redecorations throughout.

The ground floor of this welcoming home offers a front aspect reception room with bay windows allowing lots of natural light giving that bright and airy feel. Leading down the hallway you are positioned into the second reception that is a spacious room that can be utilised as either a reception or dining area. Further on, the modern fitted kitchen, of a high gloss black and white finish, boasts an abundance of eye and base units for storage and worktop space. Appliance built in include dishwasher, microwave, electric double oven and gas hob. Freestanding appliance include American style fridge/freezer. The utility room offers further space for a washing machine and dryer and leads into the gardens that's part decking and laid lawn.

The second floor completes the property with two double sized bedrooms, spacious modern bathroom, separate W/C and loft space that is boarded with heating and Velox windows.

Further benefits for this property include gas central heating, double glazing, rear garden access, close proximity local amenities and public transport links.

The property is undergoing cosmetic redecorations throughout, to include painting in all rooms, replace current decking with new, remove old shed creating more space, jet wash front driveway and deep clean the carpets

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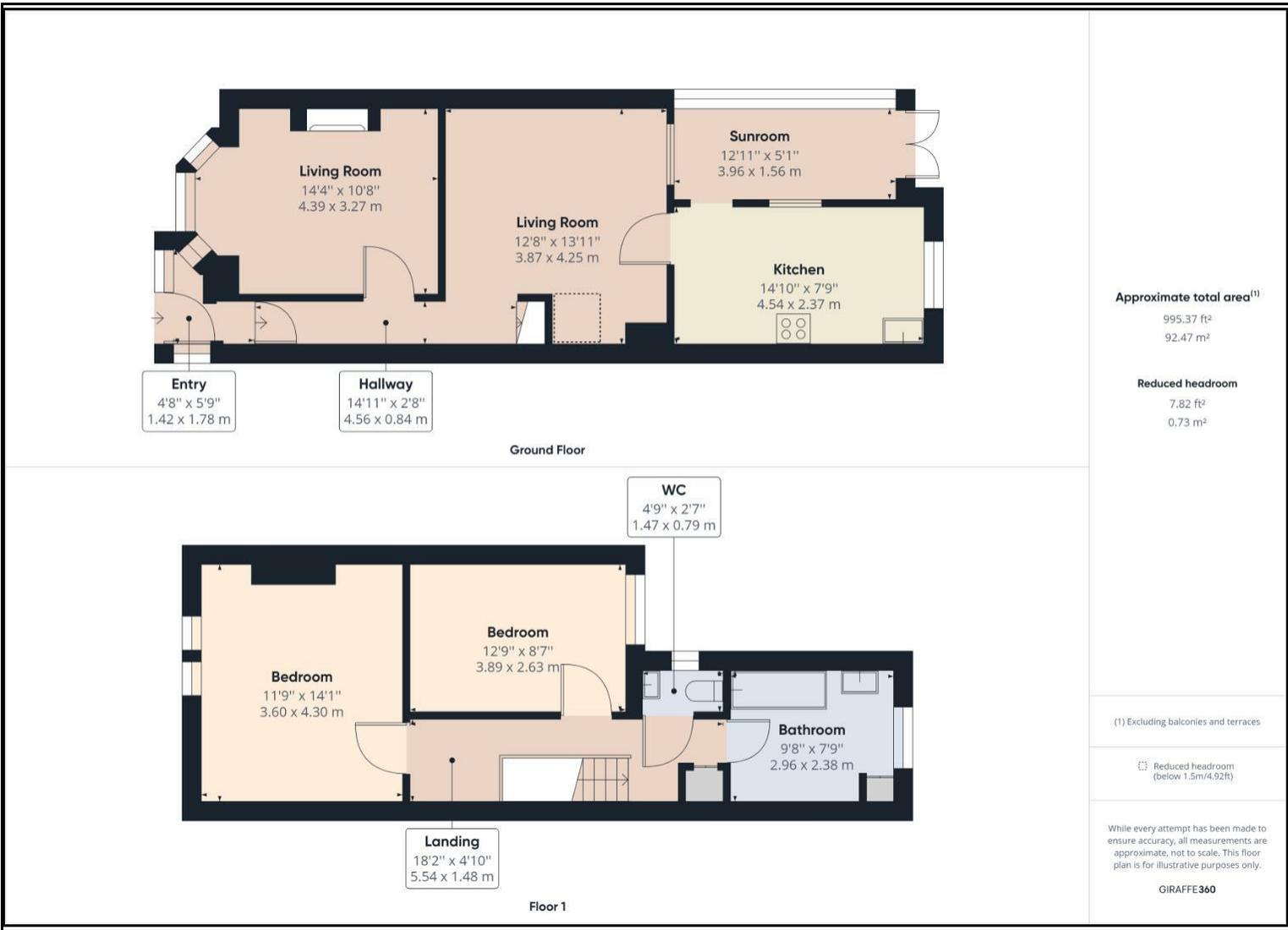


KEY FEATURES

- Spacious two bedroom family home
- Two ample sized reception areas
- Undergoing redecorations throughout
 - Replacement decking in the garden
 - Driveway parking for one car
- Modern fitted kitchen with white goods
- Garden is part decking and laid lawn
- Holding deposit £323.07 (Security deposit £1,615.38)
 - Council tax: B (£1,600.95)
 - EPC: C







Approximate total area⁽¹⁾
 995.37 ft²
 92.47 m²

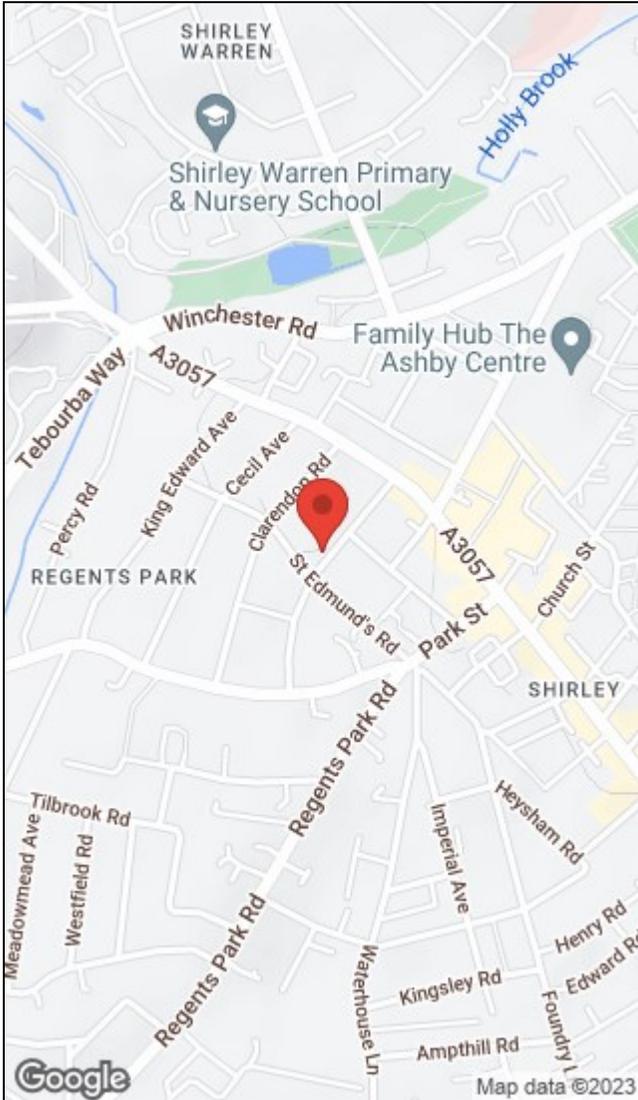
Reduced headroom
 7.82 ft²
 0.73 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	84		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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