

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Merton Road

Southampton, SO17 3RD

£1,600 Per Calendar Month



This newly modernised three-bedroom semi-detached home is located in a quiet part of Highfield moments away from Southampton University Highfield Campus and Southampton Common offering ideal family living readily available immediately.

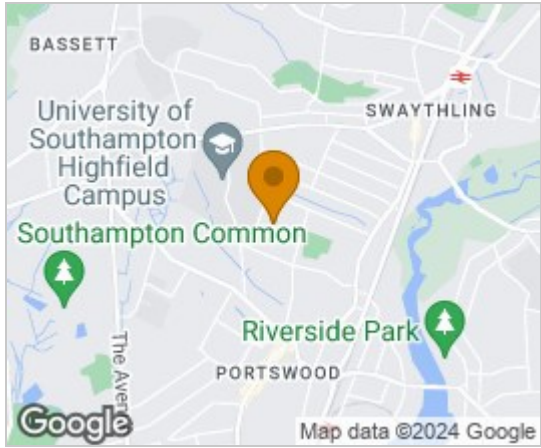
The ground floor is arranged with a welcoming hallway, living room featuring a bay window and Bi-fold doors out to the garden. The spacious open plan and fully fitted kitchen and dining room (14'7" X 19'0") are extremely stylish and there is the convenience of a guest cloakroom. The high quality continues with light wooden flooring throughout the ground floor with carpeted stairs to the floor above.

The first floor accommodation flows from the landing and features three well-proportioned bedrooms and all are fully carpeted. The family bathroom is arranged with a bath, hand basin, WC and towel rail. Further features of the internal accommodation include; gas central heating with a new boiler system and double glazing throughout.

To the front of the home is a small area of garden with a driveway enabling off-road parking. To the rear is a sunny, well-proportioned easy to maintain garden.



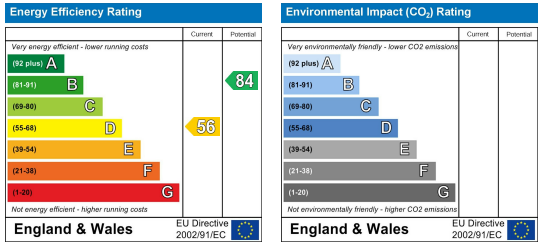
## Area Map



## 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.