



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

2  |  |  | 

# Cambria Drive, Dibden, Southampton

Per Calendar Month £1,150 Per Calendar Month



This well presented two bedroom house is offered on an unfurnished basis in the popular Dibden area.

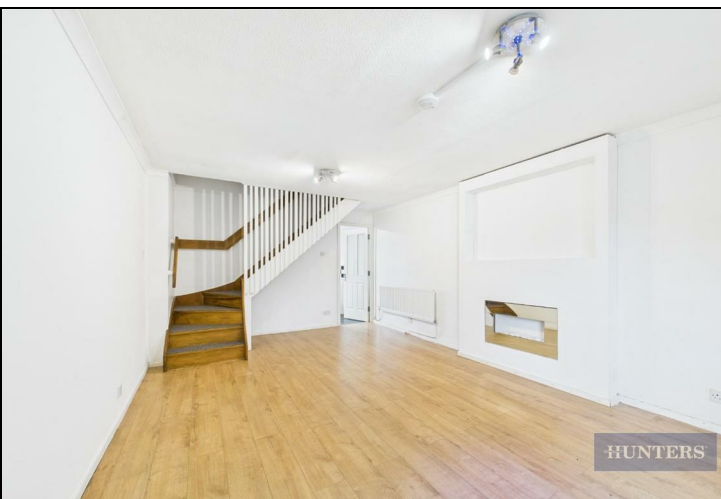
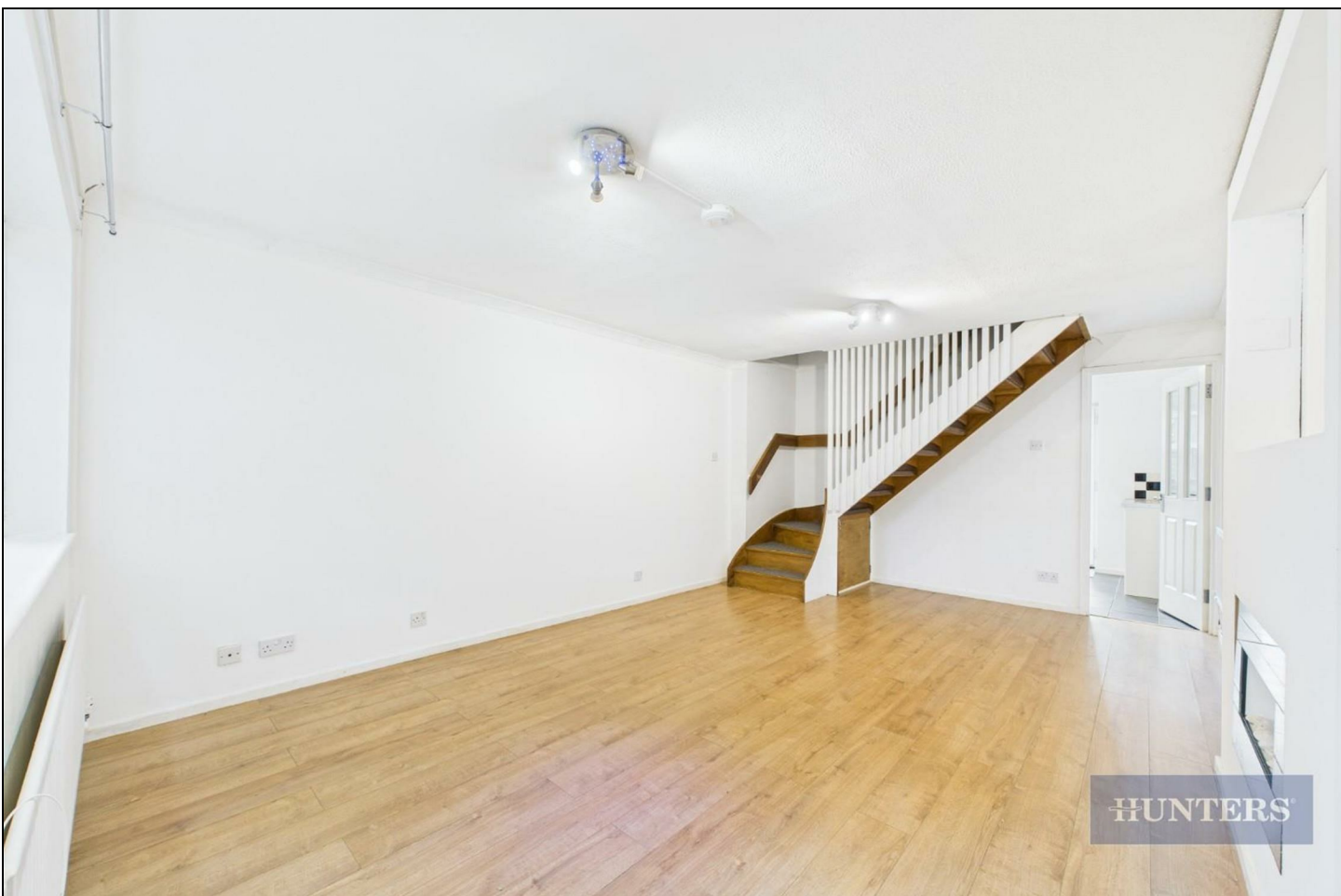
The property comprises a bright and airy lounge, a modern kitchen with ample storage and space for appliances. Upstairs, there are two good sized bedrooms, both offering plenty of natural light. A family bathroom with a bath.

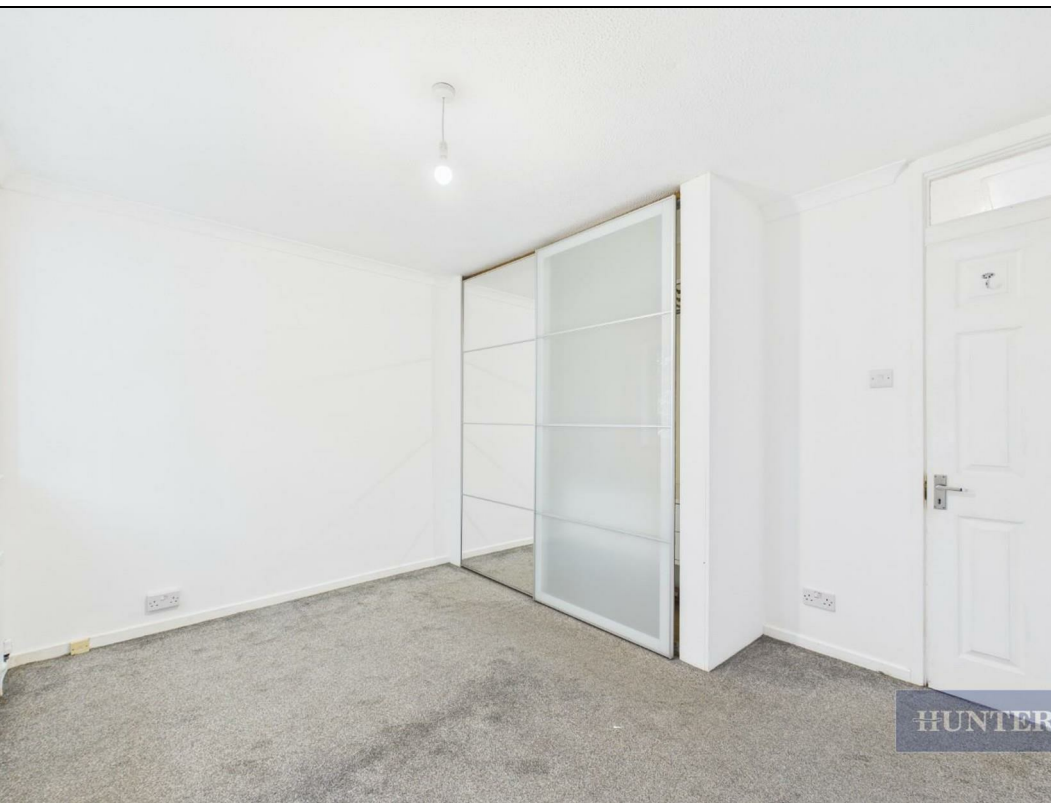
Further benefits include an enclosed rear garden, an allocated parking space, a garage, double glazing and gas central heating.

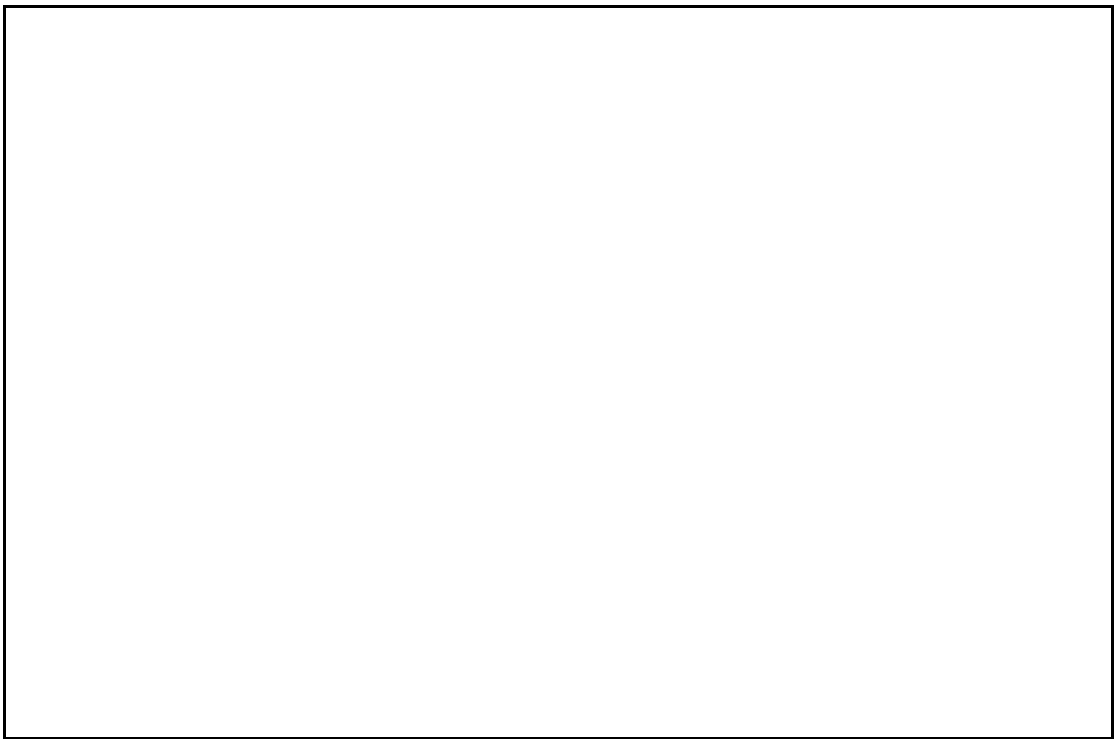
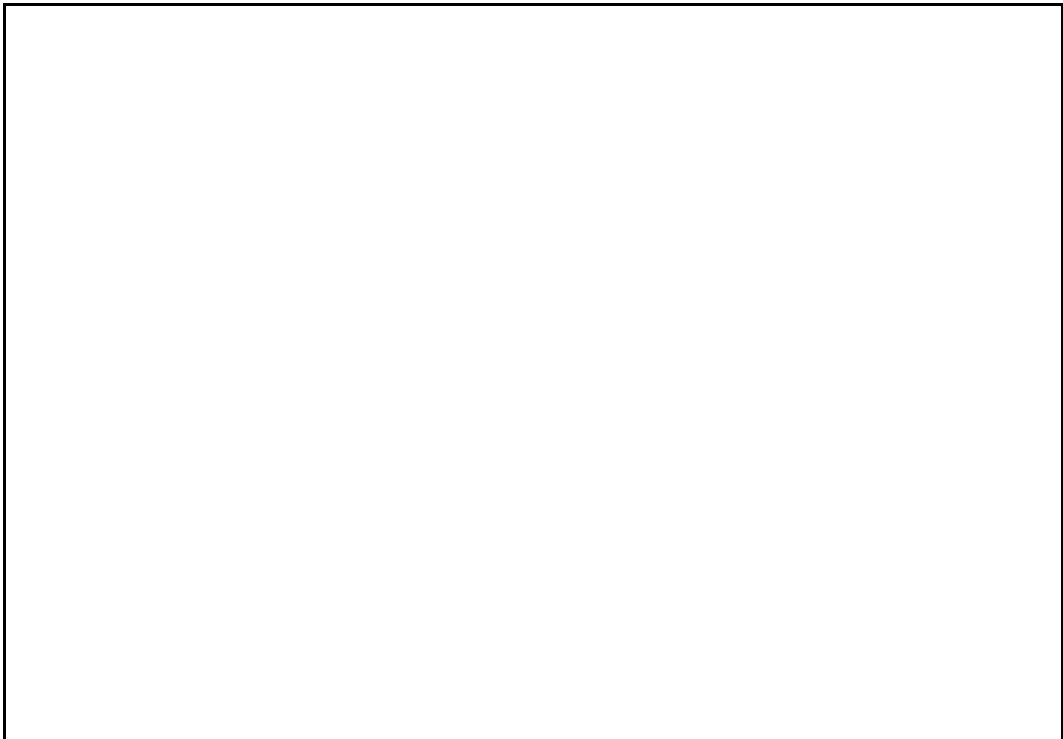
Located close to local amenities, schools, and excellent transport links, this property is ideal for couples, small families, or professionals seeking a comfortable home in a convenient location.

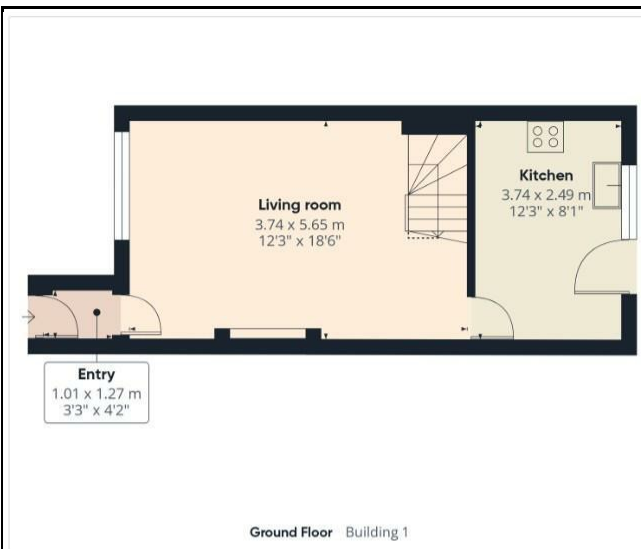
## KEY FEATURES

- Available now
- Two bedroom house
- Parking to the rear
  - Garage
  - Enclosed garden
  - Unfurnished
- No white goods (Fridge/freezer, washing machine and tumble dryer)
- Oven and hob included
  - Quiet location
  - EPC: C

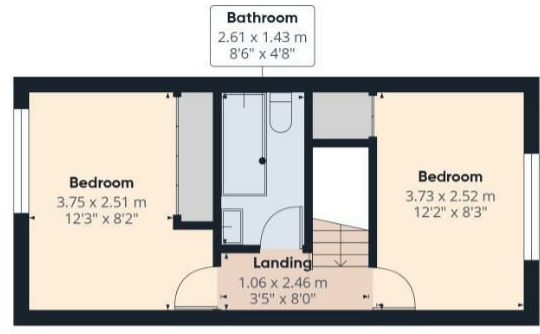








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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**Approximate total area<sup>(1)</sup>**  
73.2 m<sup>2</sup>  
788 ft<sup>2</sup>

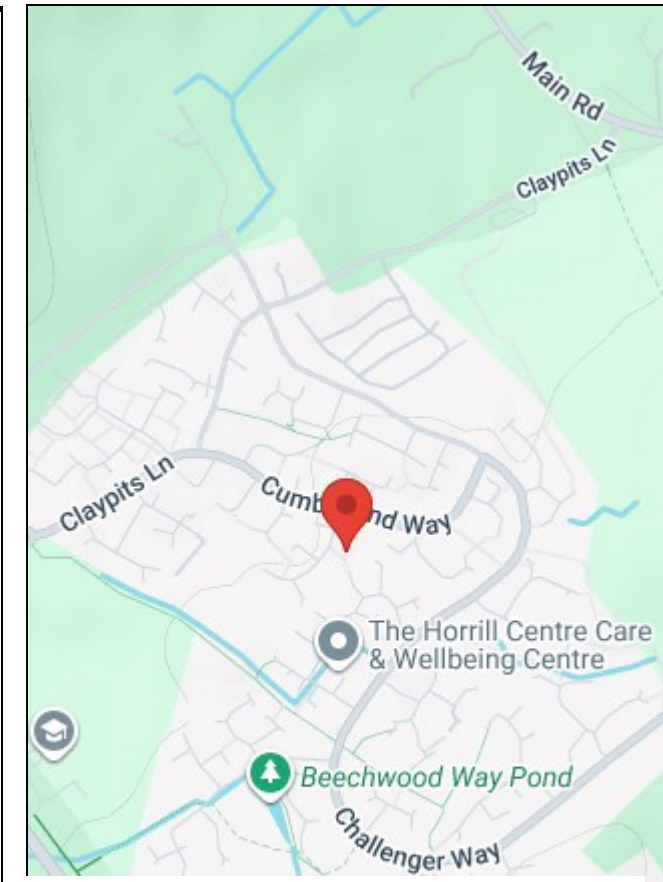
**Reduced headroom**  
0.8 m<sup>2</sup>  
8 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>93</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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