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Bedford Avenue, Southampton, SO19 9GF

Per Calendar Month £1,300 Per Calendar Month



This lovely home is brought to the market unfurnished and available from Early February.

This house provides two double bedrooms and office study room. The open plan reception/dining is gracious in space offering flexible on choice of furniture and set up. The kitchen is equipped with some appliances and ample storage cupboards.

A family bathroom, is a three piece suit with mixer tap shower over bath, partial tiled walls around the bath.

The garden is accessible from side access, or through the conservatory that leads from both the reception/diner and kitchen.

Further benefits include gas central heating, double glazing, unrestricted on road parking and a pet is considered by discussion.

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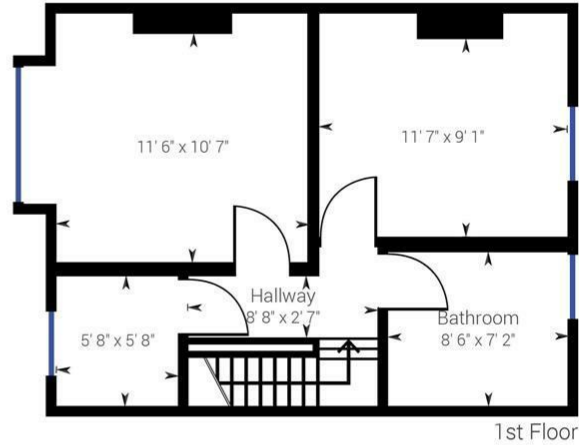
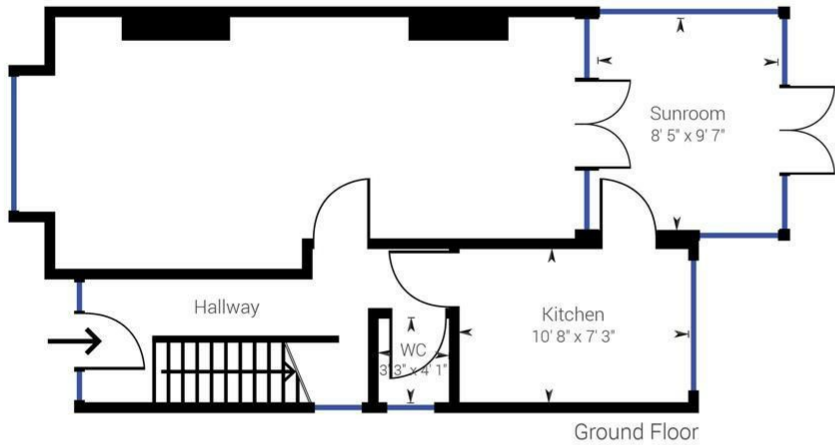


KEY FEATURES

- Two double bedrooms & study/office room
- Spacious open plan kitchen and dining area
 - Unrestricted on road parking
- Partial laid lawn and landscaped garden with side access and accessible shed
 - Double glazed throughout
 - Conservatory
 - Pet considered by discussion
- Holding deposit £311.53 (full security deposit £1,246.15)
 - Council tax: C (£1,829.65)
 - EPC: D (65)

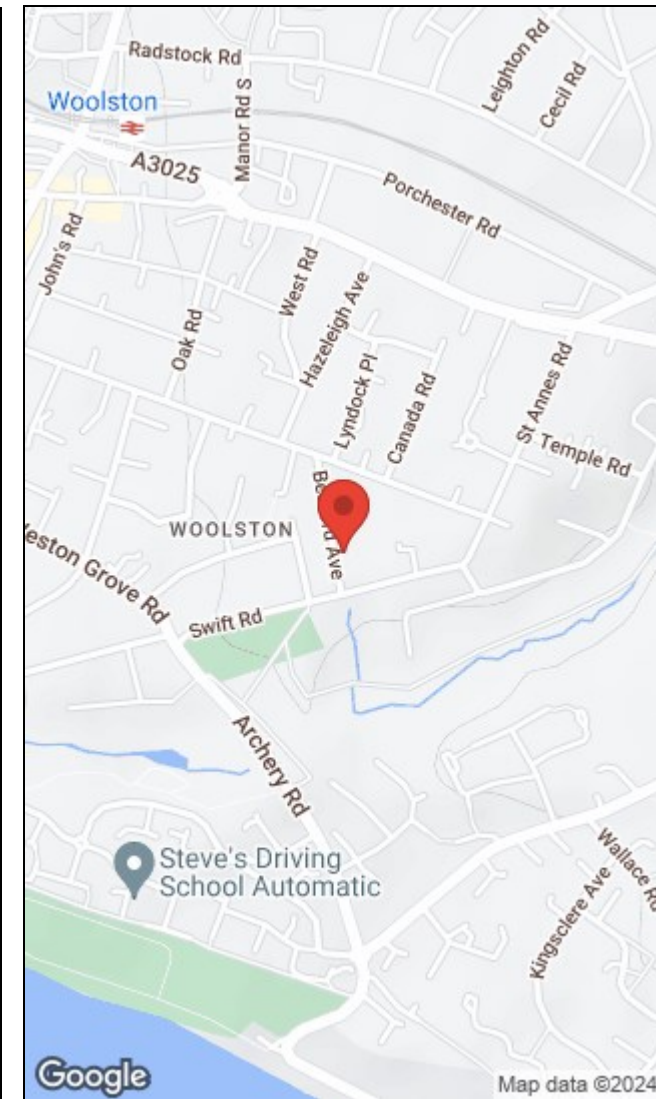






While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
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
	65	74	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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