

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 2 Raymond Road

Southampton, SO15 5AH

£675 Per Calendar Month



**\*\*ALL BILLS INCLUDED\*\* \*\*ROOM IN SHARED HOUSE\*\* \*\*SUITABLE FOR MATURE STUDENTS & PROFESSIONALS\*\* \*\*SHARED USE OF KITCHEN & BATHROOM\*\* \*\* SHARED OFF ROAD PARKING\*\*  
**\*\*30 MINUTE WALK TO SOUTHAMPTON UNIVERSITY\*\* \*\*20 MINUTE WALK TO CITY CENTRE & TRAIN STATION\*\* \*\*FURNISHED\*\* \*\*30 MINUTE WALK TO SOUTHAMPTON GENERAL\*\*****



### KITCHEN 9'7" x 11'9" (2.93 x 3.58)

Window to rear aspect, range of eye and base level units, worktops, stainless steel sink and drainer. Two ring hob, fridge/freezer and washing machine supplied. Kitchen stock with crockery and utensils. Dining table and chairs.

### BEDROOM 11'7" x 11'8" (3.53 x 3.56)

Window to front aspect, power and media points, radiator. Double bed, two chests of drawers, bedside cabinet, desk and chair, wardrobe, shelves.

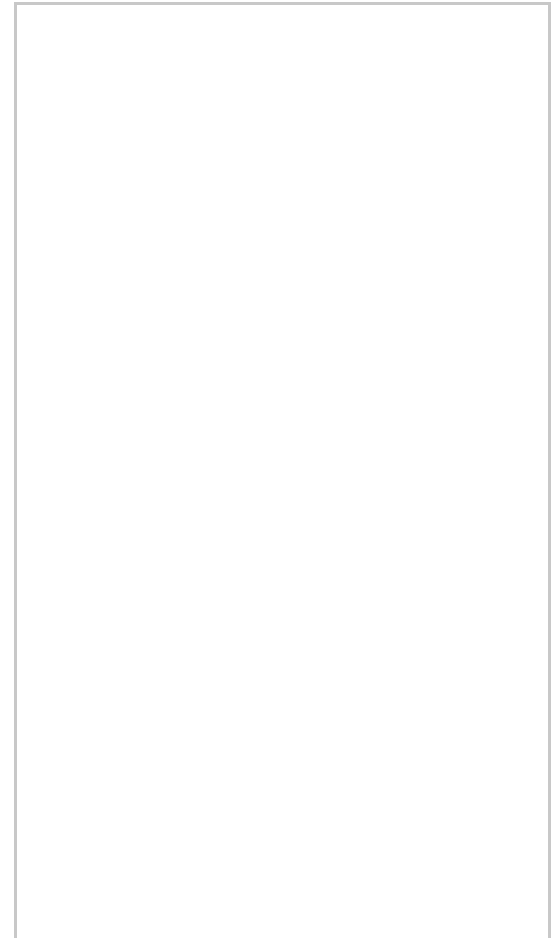
### BATHROOM 6'5" x 9'7" (1.96 x 2.92)

Three piece suite comprises bath with electric shower over, pedestal sink and WC. Windows to side aspect, tiled splash back, heated towel rail,

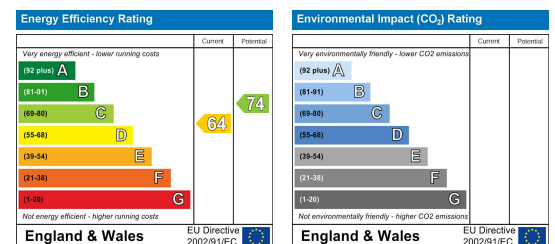
### Area Map



### 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.

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