



7 CROMWELL ROAD
POLYGON
Hampshire, SO15 2JH

£1,625 PCM

goadsby.com

PROFESSIONAL SHARERS - THREE/FOUR BEDROOM PROPERTY SITUATED IN THE POLYGON.

- Three bedroom house
- Furnished
- Modern throughout
- Garden
- EPC Rating - Band D



| Energy Efficiency Rating | |
|---|---------|
| Energy efficient - lower running costs | Current |
| A (92+) | 69 |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |
| Energy inefficient - higher running costs | 83 |

England, Scotland & Wales

Reference: 1032441

Deposit Amount: £1,875

Council Tax: Band C

Furnishing: Furnished

Heating Type: Gas fired hot water radiators

Parking: On Street Permit Parking

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: Low. For more information refer to gov.uk, check long term flood risk www.gov.uk/check-long-term-flood-risk

Bright and spacious three/four bedroom home ideal for professional sharers.

Situated in a prime central location this property offers excellent accommodation. Each bedroom is a good sized double and contains a bed, desk and wardrobe. The bathroom is finished to a clean modern standard. In addition to a cosy living room, the property also benefits from kitchen, separate dining room and a study. There is also a small courtyard garden to the rear.

Offered on a furnished basis and available to occupy immediately.

Please note, the marketing photos for the property were taken prior to the current tenancy commencing.



This Floor Plan is for guidance only and is NOT to SCALE. Marked with Measure (2020)

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd
 Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

02380 710400
southamptonlettings@goadsby.com

54 London Road
 Southampton, Hampshire
 SO15 2AH