



Addison  
ESTATE AGENTS



ASKING PRICE

£579,950

Southampton Road

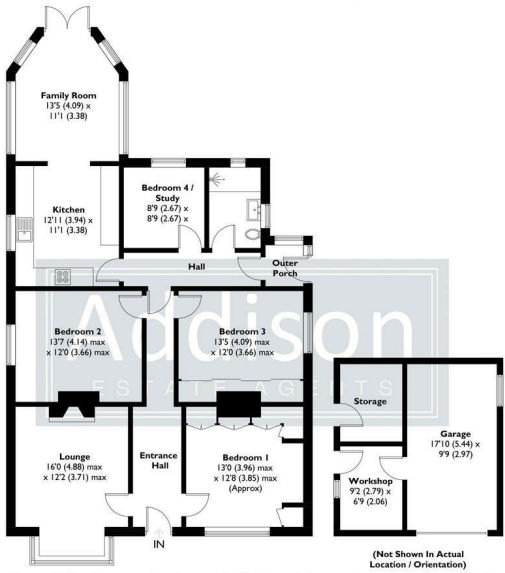
Southampton, SO31 6AH



EPC RATING: COUNCIL TAX BAND: D



APPROXIMATE GROSS INTERNAL AREA = 1335 SQ FT / 124.0 SQ M  
OUTBUILDING = 302 SQ FT / 28.1 SQ M  
(INCLUDING GARAGE)  
TOTAL = 1637 SQ FT / 152.1 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1245092)  
Produced for Addison Estate Agents



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**Addison**  
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