



Riverside Gardens

2 Bedroom

**£1,150 pcm + security
deposit**

Romsey, Hampshire Romsey





73 Riverside Gardens

Description

- Two bedrooms
- Kitchen with white goods
- Private rear garden
- Offered un-furnished
- EPC rating: E
- PROPERTY REFERENCE: 1684
- Lounge with wood burning stove
- Bathroom with shower
- 2 x parking spaces
- Fantastic location
- Available now

Another Parkers' EXCLUSIVE MANAGED PROPERTY! Relax, knowing that our experienced management team respond quickly and efficiently to any maintenance request you make. Our regular property visits offer peace of mind and ensure that the latest safety regulations are always in place.

Looking to rent? Make sure it's a Parkers Managed Property!

A beautiful 1900s-built house with two bedrooms, two parking spaces and garden. The property occupies a quiet location, a stroll away from a public house and close to all amenities.

With a cosy wood burning stove in the lounge, and character features, this is one not to be missed!

Utilities: The in-going tenant is responsible for gas, electric, water and council tax bills, in addition to any other service to which they contract.

Deposit: A deposit of 5 x weeks rent is payable.

Pets: We regret that pets are not permitted.

Energy Performance Rating: 'E'.

Council Tax: Band 'B'. Test Valley Borough Council (Romsey Town Parish) £1561.83 for year 2023/2024.

For further information or to view, please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 1684.





Accommodation Comprises:

Lounge : 11.65' x 11.19' (3.55m x 3.41m)

A comfortable sized lounge with wood burning stove.

Kitchen : 11.65' x 9.42' (3.55m x 2.87m)

With oven, and hob, fridge freezer, washing machine and tumble dryer. Door to garden. Stairs to first floor.

First Floor Landing

Leading to bedrooms and bathroom.

Bedroom 1 : 11.65' x 7.41' (3.55m x 2.26m)

Double bedroom.

Bedroom 2 : 8.20' x 7.12' (2.50m x 2.17m)

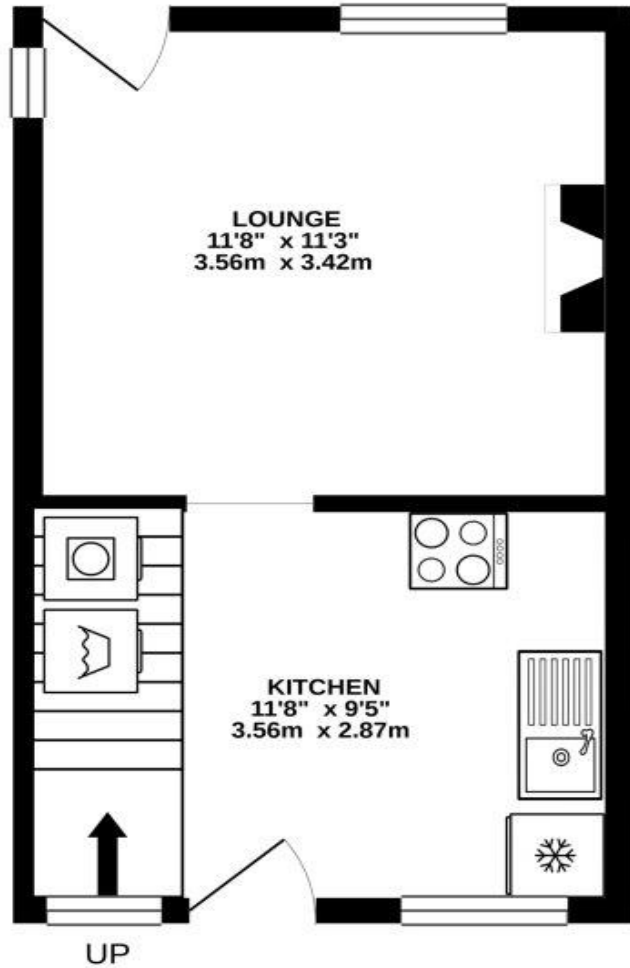
Single bedroom.

Bathroom : 4.59' x 5.58' (1.40m x 1.70m)

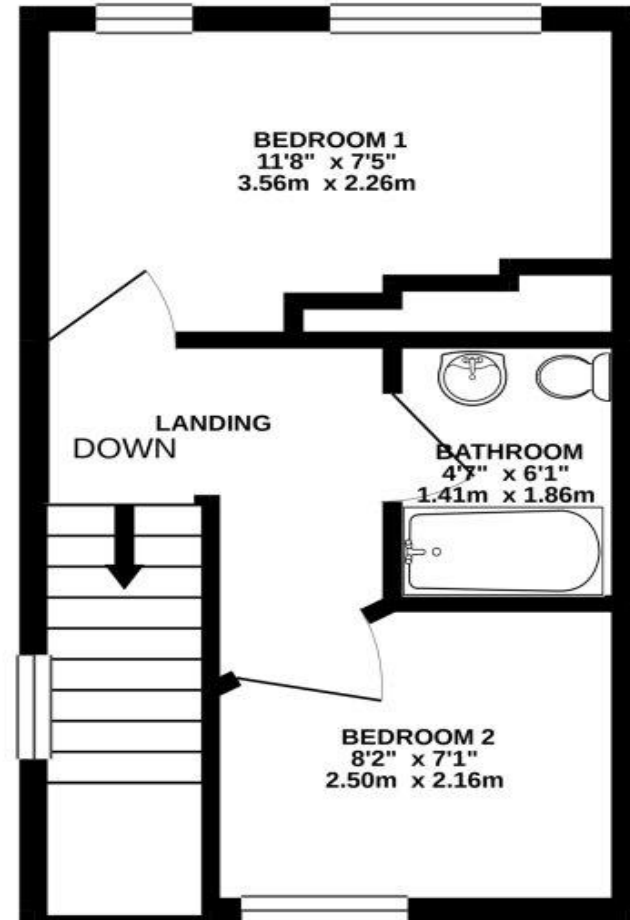
White-coloured suite with paneled bath and electric shower over, wash hand basin, low level WC.



GROUND FLOOR
237 sq.ft. (22.0 sq.m.) approx.



1ST FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 473 sq.ft. (44.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £265) to secure the property. This holding deposit will be used towards the security deposit and rent in advance if the tenancy proceeds.

This property requires a Security Deposit of 5 week's rent (approx £1327)

The following fees may also be charged during your tenancy

Lost/replacement keys/security fobs

Rent arrears fees/charges

Change of tenancy

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Parkers Lettings Limited cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.