



Priory Avenue  
Southampton  
Hampshire  
SO17

Offers in Excess of £478,000

**bettermove** 

# Priory Avenue Southampton

Bettermove are proud to present this 3 bedroom town house in Southampton, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with off road parking available via the driveway and garage.

The council tax band is C.

This is a leasehold property with 974 years remaining on the lease.

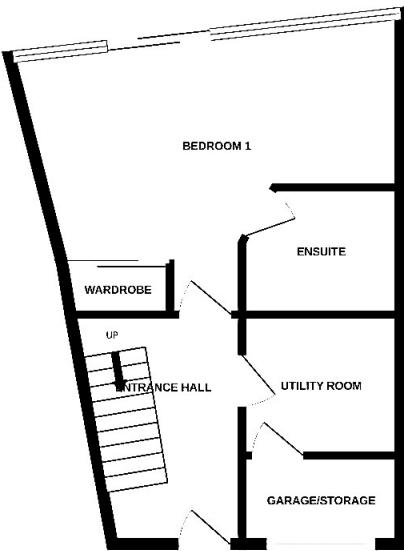
Situated within a private, gated development, this property is beautifully presented throughout, and comprises one double bedroom, with private en-suite, utility room and garage on the ground floor. Upstairs, you'll find a spacious living room, with access to the balcony, and a fitted kitchen, with the further two bedrooms, and a family bathroom located on the second floor. Backing directly onto the river Itchen, the property comes with stunning views from both the private balcony, and garden terrace, perfect for enjoying the summer months.

Located in the popular city of Southampton, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from St Denys Train Station, a variety of local bus routes, and quick access to the M27.

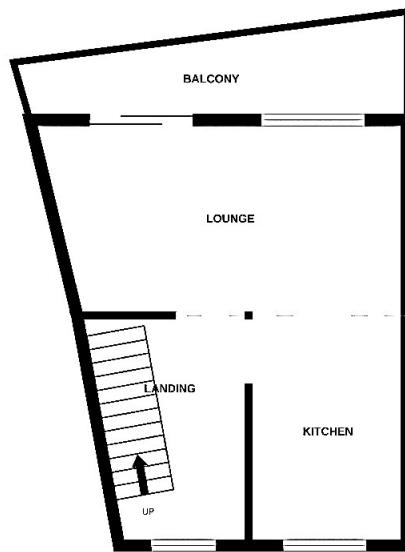
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



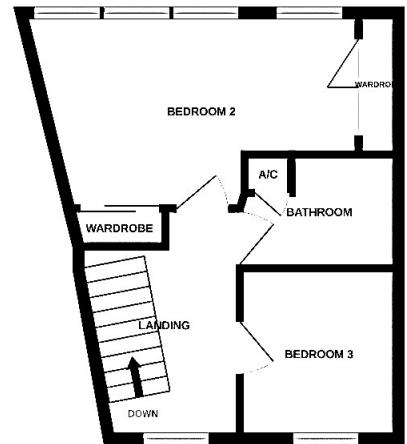
GROUND FLOOR



1ST FLOOR



2ND FLOOR



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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