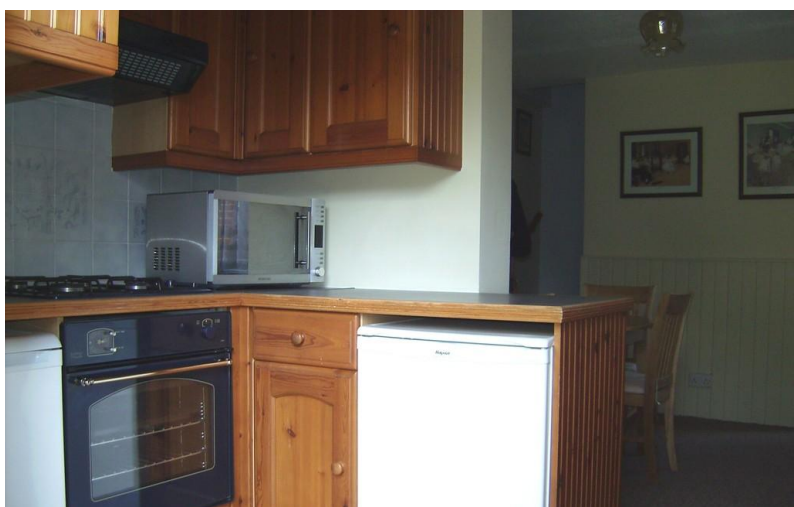


TO LET



Wimpson Lane, Maybush

2 Bedrooms, 1 Bathroom, House

£1,150 pcm



Wimpson Lane, Maybush

House,
2 bedroom, 1 bathroom

£1,150 pcm

Date available: 19th December 2025

Deposit: £1,326.92

Unfurnished

Council Tax band: B

- Available 19th December 2025
- 2 Bedroom
- Semi-detached
- Unfurnished
- Large rear garden
- Southampton City Tax Band B
- Off road parking

LOBBY UPVC partially obscured double glazed side door leading to lobby. Textured ceiling, access to under-stairs storage cupboard. Door leading to lounge.

LOUNGE 10' 9" x 9' 1" (3.287m x 2.786m) UPVC Double glazed cottage style window to front elevation, flat ceiling. Open fire place with wood effect with decorative features and surround and radiator.

DINING AREA 10' 9" x 9' 1" (3.281m x 2.775m) UPVC Double glazed cottage style window to side elevation, textured ceiling, attractive decorative wooden height. Painted cladding to the two walls, alcoves with staircase leading to first floor.

KITCHEN AREA 9' 8" x 6' 1" (2.952m x 1.873m) UPVC Double patio doors to rear elevation providing access to terrace and garden. Modern country style fitted kitchen

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		



with a range of base and eye level units pine edged laminate work surfaces. Inset synthetic plastic sink with single bowl and drainer, washing machine, dish washer built in. Electric oven with gas hob and extractor fan over recently fitted 'worcester' combi boiler effect, ceramic floor tiles.



to lawn, gated entry to driveway leading to parking space at rear.

REAR GARDEN Rear garden mainly laid to lawn, attractive shrub border.

LANDING UPVC Double glazed window to side elevation, textured ceiling, loft access. Radiator leading to bedroom one.

BEDROOM ONE 10' 9" x 9' 1" (3.287m x 2.786m)
UPVC Double glazed window to front elevation, textured ceiling, double with chimney breast, radiator.

BEDROOM TWO 7' 6" x 9' 8" (2.307m x 2.965m)
UPVC Double glazed window to rear elevation, textured ceiling. Double alcoves with chimney breast, radiator.

FAMILY BATHROOM UPVC obscured glazed window to rear elevation. Modern white suite comprising parallel bath with shower and mixer taps with shower attachment. Pedestal wash hand basin, low level WC. Coving to flat ceiling with inset spot lights and extractor, attractive marble effect ceramic wall tiles and marble effect floor tiling.

FRONT GARDEN With shrub borders and mainly laid

Martin & Co Southampton City **02380 988881**
46 London Road • • Southampton • SO15 2AH
T: 02380 988881 • E: southamptoncity@martinco.com <http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.