## **THORNBURY HOMES**

07799 777947 | www.thornburyhomes.co.uk | enquiries@thornburyhomes.co.uk

5 Blenheim Gardens, Highfield, SO17 3RN



Property Features:

- Semi Detached property
- 6 double bedrooms
- ✓ Fully furnished with matching modern furniture
- √ Ground Floor WC and Bath/Shower
- ✓ First Floor WC and shower
- Additional Third WC ~
- Off road parking for 1 vehicle ~
- Wooden flooring throughout ✓
- ✓ Full fitted kitchen
- Washing machine
- Fridge/Freezer x 2

- Cavity insulated
- Loft insulated
- ✓ Smoke detectors
  ✓ Carbon monoxide detector
  ✓ Heat detector
- ✓ Fire doors
- ✓ Fully double glazed
- Thumb-turn security locks
- Combi-boiler
- EPC
- Gas Certified Safe
- Electrical Certified Safe

All viewings by appointment only.

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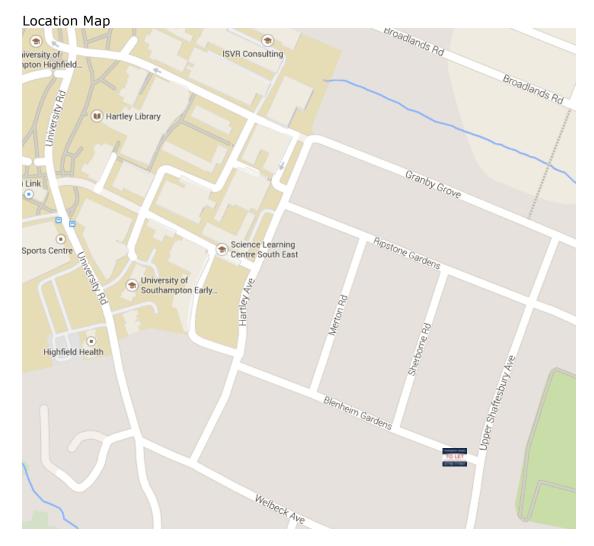












Distances:		*	50	8
Highfield Campus	0.3 Miles	8	2	1
Avenue Campus	1.1 Miles	21	7	6
Southampton General Hospital	2.7 Miles	51	16	10
Oceanography Centre	3.4 Miles	59	18	13
Sainsburys Portswood	0.4 Miles	8	2	2
West Quay Mall	2.4 Miles	44	14	11
Southampton Central Station	2.4 Miles	44	14	11
Southampton Coach Station	2.9 Miles	48	19	11
Southampton Airport	2.2 Miles	41	12	7

## **Energy Efficiency Rating** Environmental Impact (CO<sub>2</sub>) Rating Current Potential Current Potential Very energy efficient - lower running costs Very environmentally friendly - lower CO ... emissio (92 plus) 🛕 (92 plus) A В (81-91) C (69-80) (69-80) 68 D D (55-68) (55-68) Ε Ξ (39-54) (39-54) F (21-38) F (21 - 38)(1-20) G G (1-20) Not energy efficient - higher running costs Not environmentally friendly - higher CO // emission EU Directive EU Directive **England & Wales** England & Wales ť ť 2002/91/EC 2002/91/EC

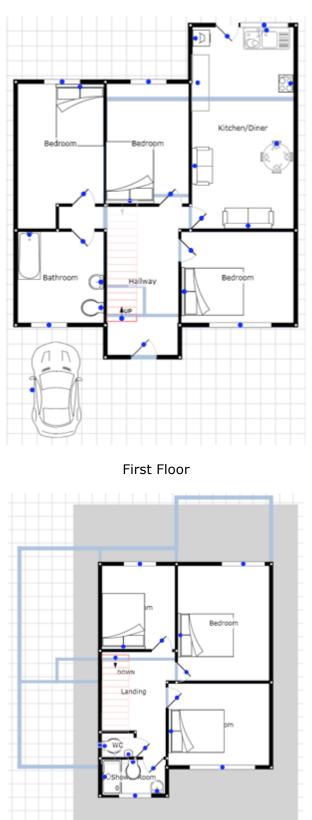
## EPC Energy Performance Certificate

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Floor Plan

Ground Floor



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