

# THE HOME AGENCY

*'Passion for property'*



266 Winchester Road, Southampton, Hampshire, SO16 6TJ

Asking Price £295,000

- Two Two Bedroom Flats
- Ideal Investment Opportunity
- Double Glazing
- Freehold Title
- Modernization Required
- Investment Buyers Only
- Sought After Location
- Gas Central Heating
- Viewing Recommended



# 266 Winchester Road, Southampton SO16 6TJ

The Home Agency are delighted to offer an excellent opportunity to acquire two freehold properties, both properties offer the opportunity two have two bedrooms and a living room plus a separate kitchen and bathroom. The ideal applicant would be an investor who is looking to improve the properties in this prestigious location.



Council Tax Band:



#### Ground Floor Flat: Entrance

A side gate gives access to the ground floor flat, which is entered via two double glazed front doors.

#### Ground Floor Flat: Kitchen

10'8 x 7'5

The kitchen comprises original iron base level units with rolled edge work surfaces over and a stainless steel sink with a single bowl and drainer. It features a range of power points and a wall-mounted Valium boiler.

#### Ground Floor Flat: Wet room

10'4 x 4'

A doorway from the kitchen gives access to a newly fitted wet room adapted for disability. This wet room features a three piece suite with a low level WC, wash hand basin with vanity unit under, and a fitted shower with dual heads. The room is also equipped with a heated towel rail and a double glazed frosted window to the rear aspect.

#### Ground Floor Flat: Lounge Diner

12' x 10'9

The Lounge Diner comprises a smooth and coved ceiling, wall mounted radiator, range of power points, and a double glazed window to the side aspect.

#### Ground Floor Flat: Lobby

The lobby features a range of power and lighting, the gas meter, as well as storage capacity. It also features an additional small room for further storage.

#### Ground Floor Flat: Bedroom 2

10'4 x 11'1

The second bedroom comprises a smooth ceiling, double glazed door to rear aspect, wall mounted radiator, range of power points and additional storage cupboards.

#### Ground Floor Flat: Master Bedroom

12'6 x 15'6

The Master Bedroom features a smooth ceiling, double glazed bay window to front aspect, wall mounted radiator, and a range of power points.

#### First Floor Flat: Entrance & Landing

A new composite black front door gives access to the first floor flat's entrance hall. The entrance hall features an original archway, additional storage area with power, grey carpets, fuse board, and a stairway giving access to the landing. The landing comprises a smooth ceiling with light pendants and smoke alarm, as well as a wall mounted double radiator, and gives access to the rest of the flat.

#### First Floor Flat: Master Bedroom

16'1 x 12'4

The lounge features double glazed windows, a wall mounted double radiator, several power points, and an ornate fire surround.

#### First Floor Flat: Bedroom 2

10'4 x 12'4

The bedroom features a smooth ceiling, double glazed window to rear aspect, wall mounted radiator, range of power points, and an ornate fire surround.

#### First Floor Flat: Bathroom

This three piece suite comprises a low level WC, pedestal wash hand basin with storage capacity under, and a bath with mixer tap and shower attachment over. It also gives loft access and features a double glazed frosted window to side aspect.

#### First Floor Flat: Lounge

10'9 x 10'9

The lounge comprises a smooth ceiling, double glazed window to side aspect, wall mounted double radiator and a range of power points.

#### First Floor Flat: Kitchen

10'9 x 8'

The first floor flat has a fitted kitchen with iron base level units, rolled edge work surfaces over, and a tiled splashback. It houses the wall mounted Valium boiler, double glazed window to rear aspect, and a range of power points.

#### Garden

The garden gives access to the ground floor flat and is mainly laid to lawn with mature shrubbery. It can be accessed from the front of the property through a side gate, before which lies mature shrubbery to the front aspect.

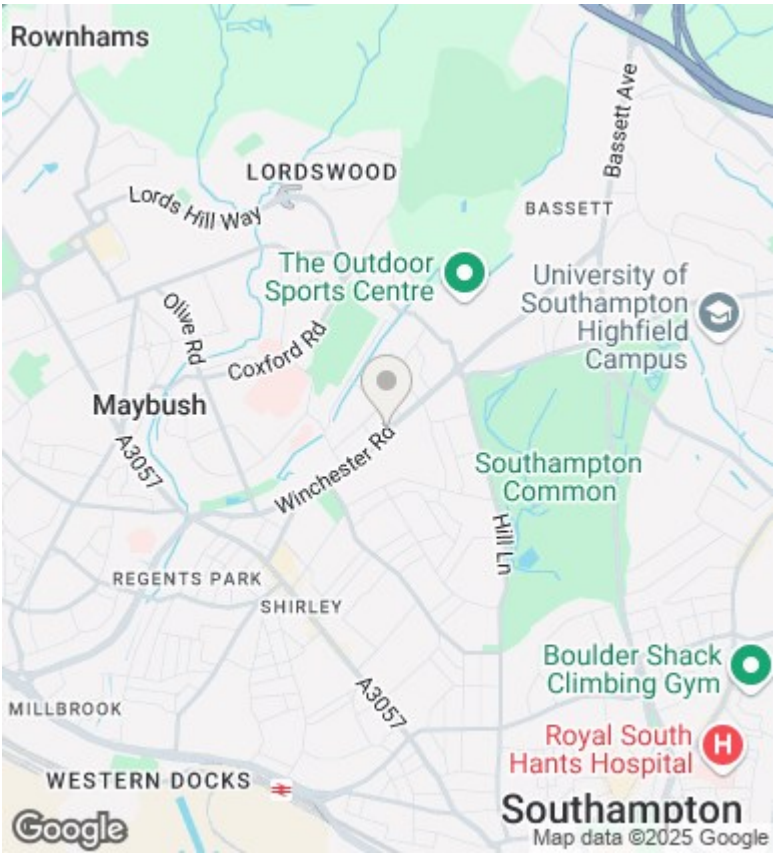
Directions

Viewings

Viewings by arrangement only. Call 02380 632632 to make an appointment.

Council Tax Band

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC