



All enquiries Ref: Callum Glenn or Chris Glenn



- **Freehold Semi-Detached House**
- **Investment**
- **Rent Reserved £12,000 per annum.**

**Location:**

The property is located in the Thornhill Park area of Southampton which lies to the east of the City Centre and close to Hedge End. There is a good range of services locally and at Hedge End whilst the City centre offers a comprehensive range of both shopping facilities and recreational pursuits. The location has excellent transport links provided by a mix of local bus services, a mainline rail connection at Southampton whilst the M27 motorway (junction 7) is within 1 mile of the property.

**Description:**

The property comprises this two floor traditionally built semi-detached house which benefits from gas central heating, double glazing and sits within a good sized plot offering front and rear gardens together with off-street parking and a garage.

**Accommodation:**

First Floor: Two bedrooms, Bathroom/wc  
 Ground Floor: Entrance Hall, Reception Room, Kitchen  
 Outside: Front and rear Gardens, Driveway, garage.

**EPC Rating:** C

**Council Tax Band:** B

**Tenancy:**

The property is let to the same tenant since 1991 originally on an assured shorthold tenancy and as now on a periodic tenancy (holding over ) at a current rent of £1,000 per calendar month.

**Rent Reserved:**

**£12,000** per annum.



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