

HARKER & BULLMAN



89 Stafford Road, Southampton, SO15 5EE

Offers In The Region Of £375,000

- Licensed HMO with 5 bedrooms
- High ceilings for sense of space
- Modern kitchen with latest appliances
- Parking and garden included
- Large bathroom
- Close to public transport links

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89 Stafford Road, Southampton SO15 5EE

A fully furnished student accommodation property with 5 bedrooms, modern kitchen, parking, and garden, ideal for investors and students, centrally located with access to amenities and transport links.



Council Tax Band: C



Property Description

For sale is an exceptional student accommodation property, fully furnished and in ready-to-move-in condition. The property is a licensed HMO with 5 well-appointed bedrooms, all offering a generous double size and an abundance of natural light.

The property also houses 2 large bathrooms, a modern kitchen equipped with the latest appliances, and wood countertops. The kitchen also affords a dining space, perfect for socialising and meals. There is one substantial reception room that is separate, featuring large windows that fill the room with natural light, adding to the overall charm and welcoming atmosphere of the property.

As for the property's unique features, it boasts high ceilings that augment the sense of space throughout, as well as the invaluable assets of parking and a garden. This property is not only ideal for students but also presents a fantastic opportunity for investors and those seeking an HMO.

The property is currently being rented out for £1700pcm. It holds an EPC rating of D and falls under the council tax band C.

In terms of location, this property is superbly situated. It offers easy access to public transport links, local amenities, and is close to schools. There's also a strong sense of community spirit in the area, with walking and cycling routes nearby for those seeking outdoor activities.

In summary, this property offers a fantastic opportunity to acquire a furnished, ready-to-rent student accommodation.

Its desirable features, coupled with its excellent location, make it a highly attractive investment.

Internal Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

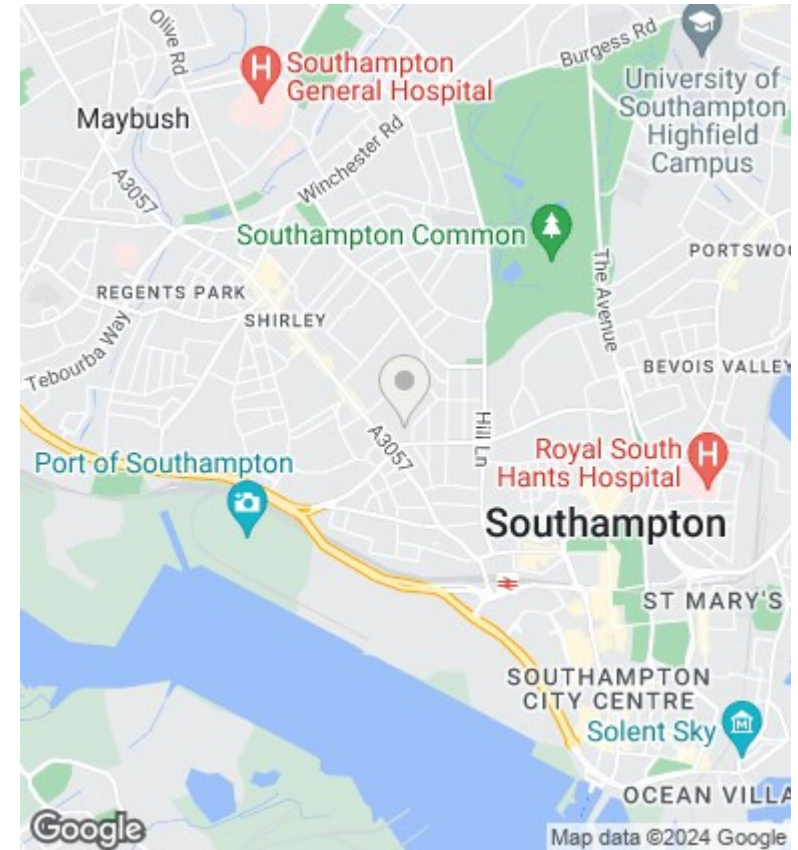
General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.





Directions



Viewings

Viewings by arrangement only.
Call 01202 88 90 88 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	