



## 73 Cedar Road, Southampton, SO14 6TQ

Offers In The Region Of £280,000 Deposit

- High rental income
- Spacious reception rooms
- Large bathroom
- Ideal for investors
- Close to universities
- Open-plan kitchen
- Peaceful garden
- Bright and airy atmosphere
- Three double bedrooms
- Easy access to transport

# 73 Cedar Road, Southampton SO14 6TQ

This immaculate semi-detached 4-bedroom HMO student accommodation, ideally located near Solent University and Southampton University, offers high ceilings, an open-plan design, a spacious garden, and generates a rental income of £1430pcm, making it an excellent investment opportunity.



Council Tax Band:



# Property Details

## Property Description

Presenting an immaculate semi-detached student accommodation for sale, ideal for investors. The property is currently let from 1st July 2024 till 28th June 2024 with a rental income of £1430pcm. This 4-bedroom HMO is ideally suited for students, being in close proximity to Solent University and Southampton University.

The residence boasts high ceilings and an open-plan design that allows natural light to fill the rooms, creating a bright and airy atmosphere. The property features one spacious reception room, with garden view and direct access to the garden, making it a perfect place for relaxation or study. The house has a single kitchen that also benefits from an open-plan design and plenty of natural light.

The property accommodates four bedrooms, three of which are doubles and one single. The double bedrooms are spacious and filled with natural light, providing a comfortable study and rest environment for students.

The bathroom is large, providing ample space for a comfortable and convenient living experience.

The property comes with a garden, a unique feature that offers a peaceful outdoor space to relax.

The home is conveniently located with easy access to public transport links, local amenities, walking and cycling routes.

It has an EPC rating of D and falls under the Council tax band C. This property presents a brilliant investment opportunity with its high rental income and excellent location. A truly unique and special property, catering to the needs of students and investors alike.

## Entrance Hall

Radiator, stairs to first floor

## Bedroom 1

13'3" x 10'9"

Double glazed bay window to front elevation, two radiators and coving

## Kitchen/Lounge

20'2" x 16'6"

Fitted with a range of eye and base level units with rolled worktop surfaces over. In built electric oven and four ring gas hob. In built fridge/freezer, space for washing machine, stainless steel sink unit with mixer taps and tiled splash back, radiator, double glazed door to rear elevation

## Lounge

Double glazed window to side elevation, double glazed double doors to rear, radiator, understairs storage cupboard.

## First Floor

## Bedroom 2

12'0" x 10'9"

Double glazed bay window to front elevation, radiator and coving.

## Bedroom 3

12'4" x 10'5"

Double glazed window to rear elevation, radiator.

## Bedroom 4

12'1" x 5'10"

Double glazed window to front elevation, radiator, storage cupboard.

## Bathroom

Comprising of shower cubicle, low level WC, pedestal wash hand basin, heated towel rail and double glazed window to rear elevation.

## GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Harker And Bullman have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

## MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

## MORTGAGES

Harker And Bullman offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

## VIEWING TIMES

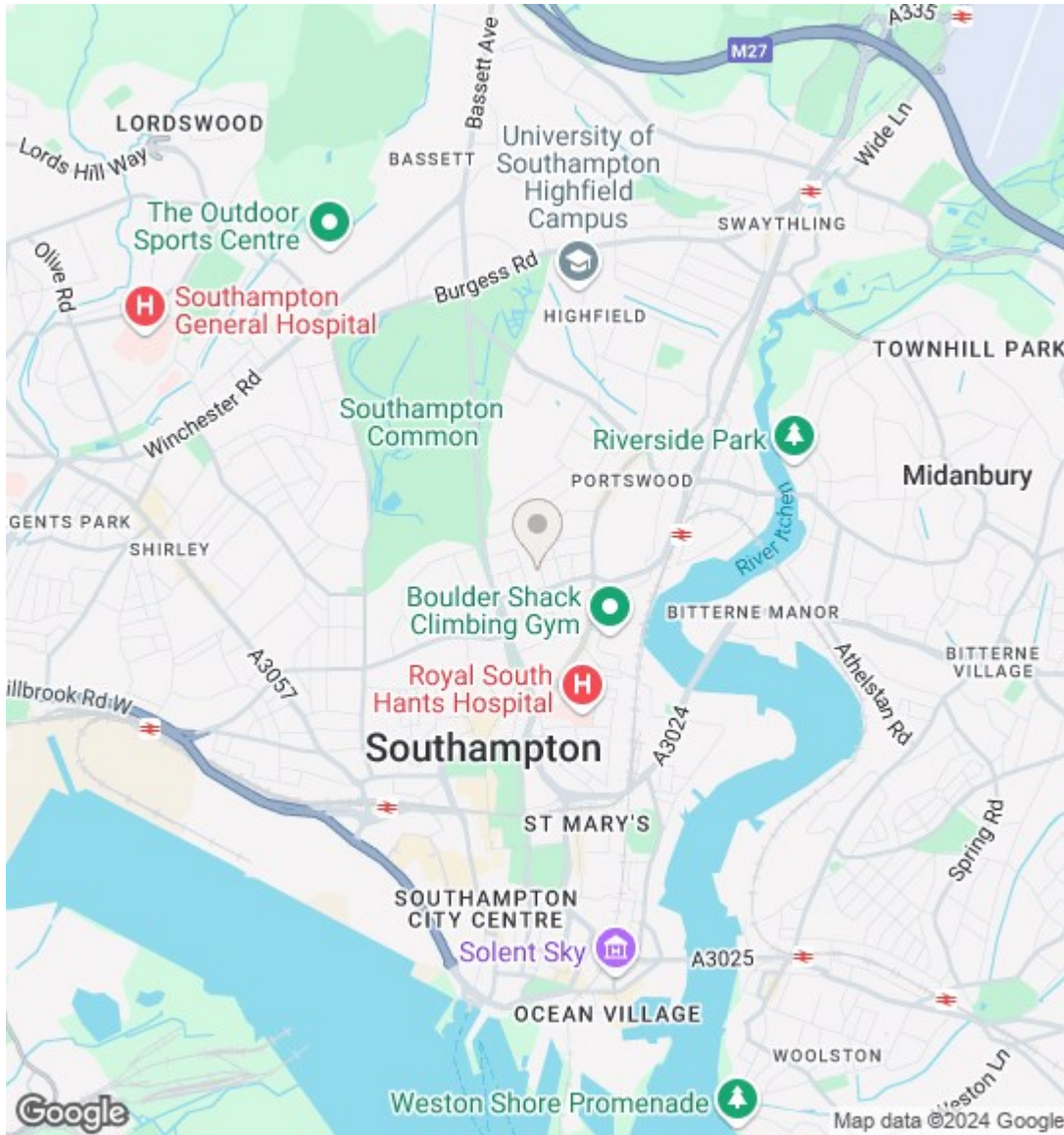
Viewing strictly by appointment through Harker And Bullman.

Hours of Business:

Monday to Friday 9am -5.00pm,



# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewings

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