



19 Burlington Road, Southampton, SO15 2FR

Offers Around £340,000

- Extremely Well Presented Throughout
- Forecourt & Rear Garden
- Communal Living Room
- Four Double Bedrooms ALL With En-Suite
- Let For Next Academic Year
- Full HMO License
- Large kitchen/Diner
- Rental Income £2200PCM

19 Burlington Road, Southampton SO15 2FR

Located in a prime spot on Burlington Road in the highly desirable Polygon area of the city, this exceptional rental investment is not to be missed. This well-maintained four-bedroom semi-detached house features en-suite facilities and holds an HMO license. Currently leased to university students, it generates a monthly rental income of £2,200 for the upcoming academic year.



Council Tax Band: D



Property Details

Property Description

This description highlights the property's appeal as a rental investment in a sought-after student area. The HMO license and confirmed tenancy for the next academic year make it a secure choice for investors looking for reliable income. The layout is conducive to shared living, with spacious bedrooms and a large communal kitchen/diner, which are highly desirable features for student tenants.

The modern fittings and the convenience of a cloakroom on the ground floor enhance the living experience, while the communal living room on the first floor adds a comfortable shared space. The external features, including the forecourt, enclosed rear garden, and permit parking, offer added value and practicality for the tenants.

For potential investors, this property provides a ready-made opportunity with minimal initial hassle, given the existing rental agreement. The Polygon area is known for its strong rental demand, especially among students, which should ensure a good rental yield.

It has an EPC rating of C and falls under the Council tax band D. 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

Bedroom One

14' 6" max x 11' (4.42m max x 3.35m)

Bedroom Two

11' 3" x 11' 2" (3.43m x 3.40m)

Kitchen/ Diner

13' 9" max x 8' 10" (4.19m max x 2.69m)

First Floor Landing

Bedroom Three

14' 7" into bay x 14' 6" max (4.45m into bay x 4.42m max)

Bedroom Four

14' 5" x 11' 3" max (4.39m x 3.43m max)

Communal Living Room

9' 6" max x 8' 11" (2.90m max x 2.72m)

Permit Parking

Forecourt & Rear Garden

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. Nicholas Humphreys 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

Nicholas Humphreys offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

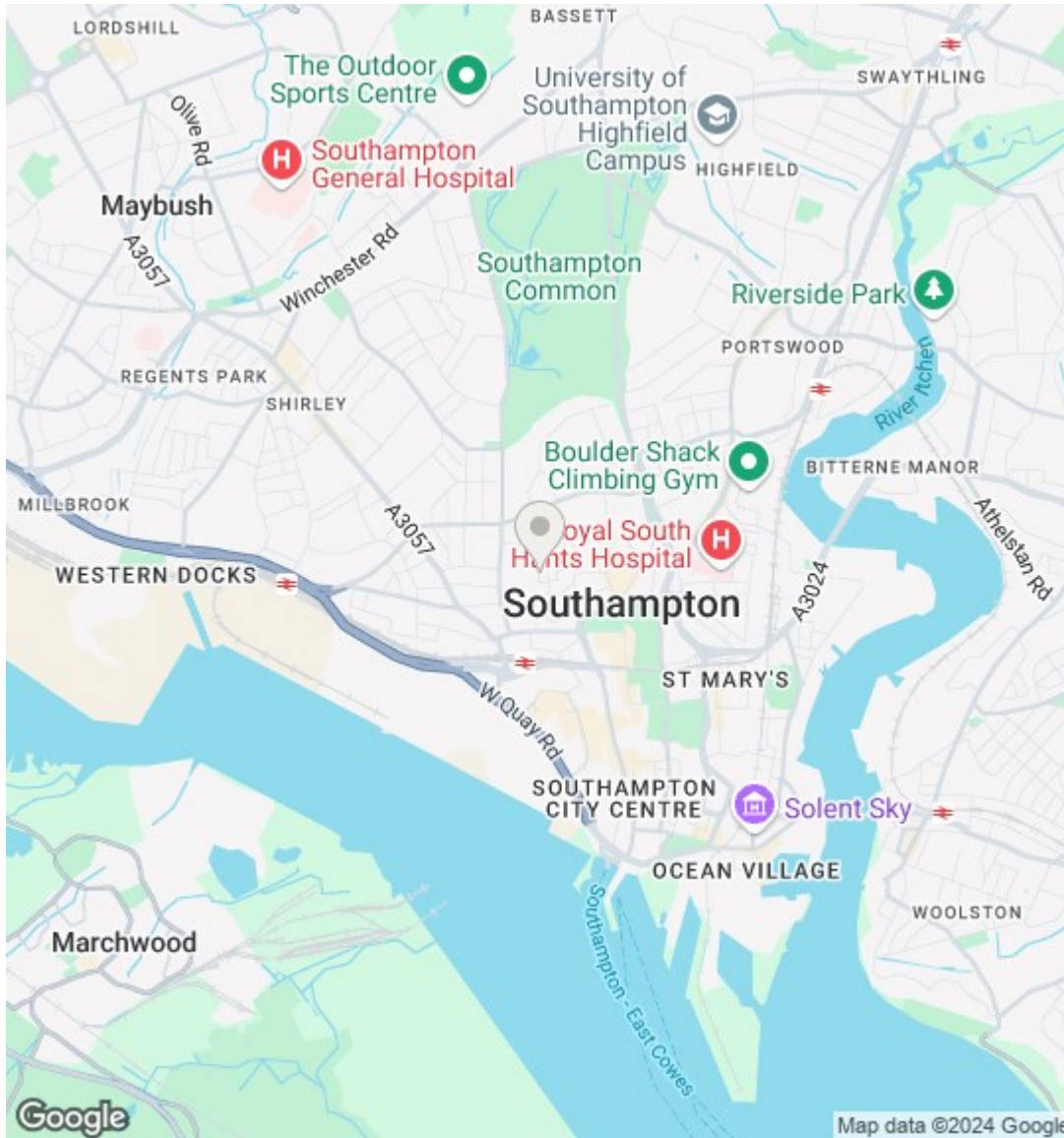
Viewing strictly by appointment through Nicholas Humphreys.

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			<div style="border: 1px solid black; padding: 2px; display: inline-block;">71</div> <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-left: 20px;">83</div>
(81-91) B			
(69-80) C			
(55-68) D			
(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.