



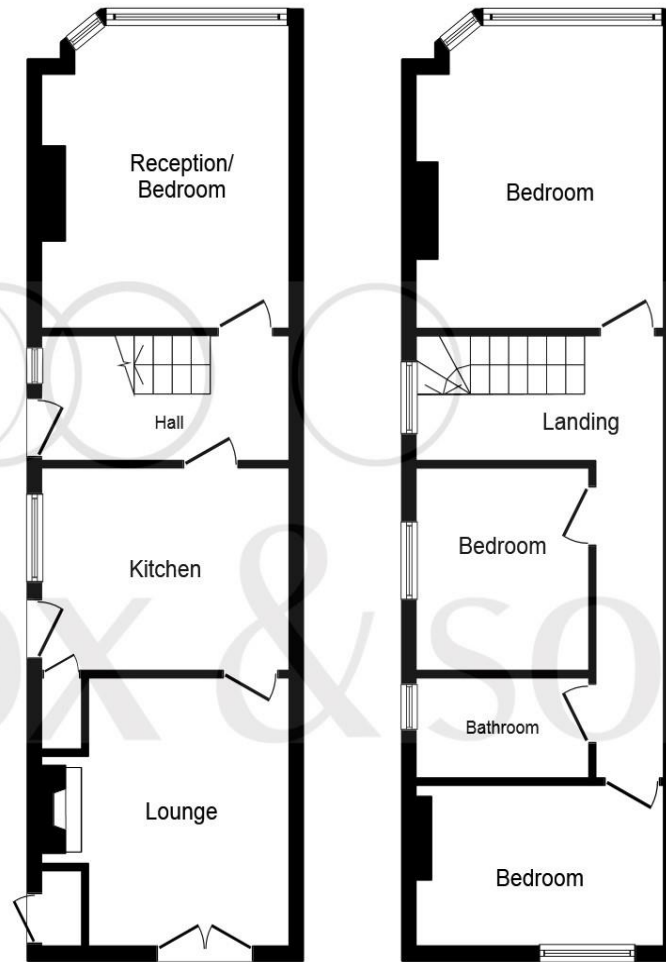
Newcombe Road, Southampton SO15 2FT

welcome to

Newcombe Road, Southampton

****ATTENTION INVESTORS**** Fox & Sons are pleased to offer for sale this Semi-Detached property currently being occupied as a fully licensed HMO. The property is let for this academic year with the rental income of £1,600pcm (bills excluded).





Ground Floor

First Floor

Entrance Hall

Lounge

11' 5" x 12' 4" (3.48m x 3.76m)

Kitchen

13' 4" x 10' 1" (4.06m x 3.07m)

Bedroom One

13' 2" x 12' 6" (4.01m x 3.81m)

First Floor Landing

Bedroom Two

12' 7" x 12' 5" (3.84m x 3.78m)

Bedroom Three

8' 3" x 12' 7" (2.51m x 3.84m)

Bathroom

Rear Garden

welcome to

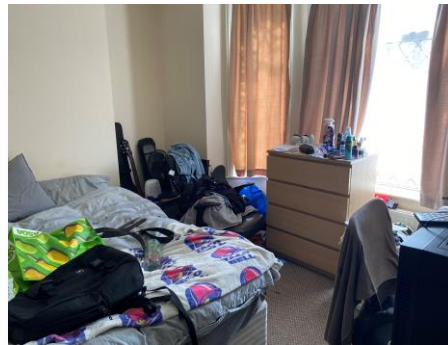
Newcombe Road, Southampton

- Fully licensed HMO
- Semi-detached house
- Four lettable rooms
- Close to Solent University
- Currently let achieving £1,600pcm

Tenure: Freehold EPC Rating: D

offers in excess of

£280,000



view this property online fox-and-sons.co.uk/Property/SOU114355

Please note the marker reflects the postcode not the actual property



Property Ref:
SOU114355 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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