



Ordnance Road, Southampton SO15 2AZ

welcome to

Ordnance Road, Southampton

Fox and Sons Southampton have pleasure in offering for sale this substantial 6-bedroom H.M.O property generating an income up to £28,000 pa, giving over a 9% return on your investment. Located in the very popular Ordnance Road situated in the heart of Southampton,





Ground Floor

First Floor

Total floor area 127.8 m² (1,376 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance

Hallway

Lounge

15' 3" x 13' 3" (4.65m x 4.04m)

Bedroom One

12' 3" x 11' (3.73m x 3.35m)

Dining Room

13' 7" x 8' 8" (4.14m x 2.64m)

Kitchen

7' 8" x 8' 3" (2.34m x 2.51m)

Shower Room

9' 9" x 4' 5" (2.97m x 1.35m)

Landing

Bedroom Two

12' 5" x 8' 7" (3.78m x 2.62m)

Bedroom Three

12' 3" x 11' 1" (3.73m x 3.38m)

Bedroom Four

12' 1" x 8' 6" (3.68m x 2.59m)

Bedroom Five

10' 4" x 6' 1" (3.15m x 1.85m)

Bedroom Six

12' 5" x 6' 8" (3.78m x 2.03m)

Enclosed Rear Garden

welcome to

Ordnance Road, Southampton

- 6 bedroom HMO
- Great investment opportunity
- Generating up to £28,000 pa
- 2 Bathrooms
- Lounge and Dining Room

Tenure: Freehold EPC Rating: C

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SOU116018



Property Ref:
SOU116018 - 0006

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



02380 225155



Southampton@fox-and-sons.co.uk



32 - 34 London Road, SOUTHAMPTON,
Hampshire, SO15 2AG



fox-and-sons.co.uk