



**Clausentum Road, Southampton SO14 6RX**



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## **Clausentum Road, Southampton**

An ideal three bedroom family home situated within close proximity to Southampton City Centre. Would also lend itself as an investment opportunity having a HMO licence in place for four sharers, currently let out until July 2025 for £1,520pcm.





## Entrance Hall

## Lounge

11' 6" x 11' ( 3.51m x 3.35m )

## Dining Room

12' x 9' 2" ( 3.66m x 2.79m )

## Kitchen

11' 8" x 8' 4" ( 3.56m x 2.54m )

## Utility

14' x 4' 11" ( 4.27m x 1.50m )

## Bathroom

## First Floor Landing

## Bedroom One

14' 4" x 11' 6" ( 4.37m x 3.51m )

## Bedroom Two

12' 1" x 8' 10" ( 3.68m x 2.69m )

## Bedroom Three

12' 10" x 8' 4" ( 3.91m x 2.54m )

## Agents Note

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](http://www.focalagent.com)

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- Three Bedroom Family Home or Four Bedroom HMO
- Two Reception Rooms
- Fitted Kitchen
- Lean-To / Utility
- Rear Garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £220,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/SOU116987](https://fox-and-sons.co.uk/Property/SOU116987)



Property Ref:  
SOU116987 - 0006

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