





£299,995
12 Playfair Road
Southsea, PO5 1EQ

INVESTMENT BUYERS! A fantastic student property in the Heart of the prime student area of Southsea. Situated along Playfair Road, the property has an HMO License and has been continuously let to students. The home is currently let to four students until mid July 2024 currently generating £20,900 per annum, with the potential to let to five. In addition to the four/five rentable bedrooms, the property also comprises a modern fitted kitchen, lounge, downstairs WC, upstairs bathroom plus additional separate shower room. Benefits include double glazing, gas central heating and no forward chain. This mid-terrace home also boasts an enclosed southerly facing rear garden! View early to avoid disappointment! Call us today to arrange your internal viewing!

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ENTRANCE Paved forecourt, double glazed door to:-

HALLWAY Cupboard housing consumer unit, stairs to first floor landing, under stairs storage cupboard, doors to all rooms, laminate flooring.

BEDROOM ONE 13' 4" into bay x 10' 6" (4.07m x 3.22m) Double glazed bay window to front elevation, radiator, carpeted.

BEDROOM TWO 11' 11" x 8' 3" (3.65m x 2.53m) Double glazed window to rear elevation, basin in vanity unit, radiator, carpeted.

WC Double glazed window to side elevation, close coupled WC, wall mounted wash basin with mixer tap, tiled to principal areas and vinyl flooring.

KITCHEN 11' 9" x 8' 5" (3.59m x 2.57m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half stainless steel sink and drainer unit with mixer tap, built-in oven, electric hob with extractor hood over, spaces for fridge/freezer, space and plumbing for washing machine, tiled to principal areas, double glazed window to side elevation and vinyl flooring.

LOUNGE 11' 5" x 8' 1" (3.50m x 2.48m) Double glazed window to side elevation, Velux skylight, radiator, carpeted, double glazed French doors to garden.

FIRST FLOOR LANDING Loft access, linen cupboard, mains wired smoke detector, emergency lighting, carpeted, doors to all first floor rooms.

BEDROOM THREE 8' 9" x 13' 10" (2.68m x 4.22m) Double glazed window to front elevation, radiator, carpeted.

SHOWER ROOM 2' 7" x 6' 9" (0.81m x 2.07m) Shower cubicle with electric shower unit, basin set in vanity unit, heated towel radiator, extractor fan, tiled to principle areas, vinyl flooring.

BEDROOM FOUR 10' 4" x 8' 3" (3.17m x 2.52m) Double glazed window to rear elevation, radiator, carpeted.

BATHROOM 7' 3" x 3' 9" at widest point (2.23m x 1.15m) Obscure double glazed window to side elevation, panel enclosed bath with mixer tap and thermostatic shower over, wash basin set in vanity unit, close coupled WC, radiator, extractor fan, tiled to principal areas with vinyl flooring.

BEDROOM FIVE 10' 6" at widest point x 8' 5" (3.22m x 2.57m) Double glazed window to rear elevation, radiator, carpet.

GARDEN Laid to paving, south facing, enclosed by brick walls with shrub borders, wooden shed.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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