



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Glen Eyre Road, Southampton, SO16

£360,000

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**\*\*TENANTS IN SITU UNTIL AUGUST 2025 PAYING £1550PCM\*\*** This four bedroom semi-detached property is located within walking distance to Southampton Highfield University in Glen Eyre Road. The property itself is a superb investment opportunity with student sharer tenants in-situ. The kitchen/diner has been cleverly designed to maximise the room with all modern style units and allowing space for a dining area which results in an excellent communal room. A superb asset to the home is the conservatory, being a real sun trap this is the perfect space as a second living room or even for unwinding looking out at the garden. Alternatively, if you are looking for a family property that you can really make your own with a little imagination this house has the potential to be transformed into an exceptional home. The location provides reputable schools, and there are local amenities nearby in Portswood and Highfield, it really offers everything that you could need. Outside the rear garden really is an area to relax, entertain, study or alternatively have a barbeque in the summer sun, the garden is well maintained and does attract the sun on a warm summers day.

TENURE : FREEHOLD

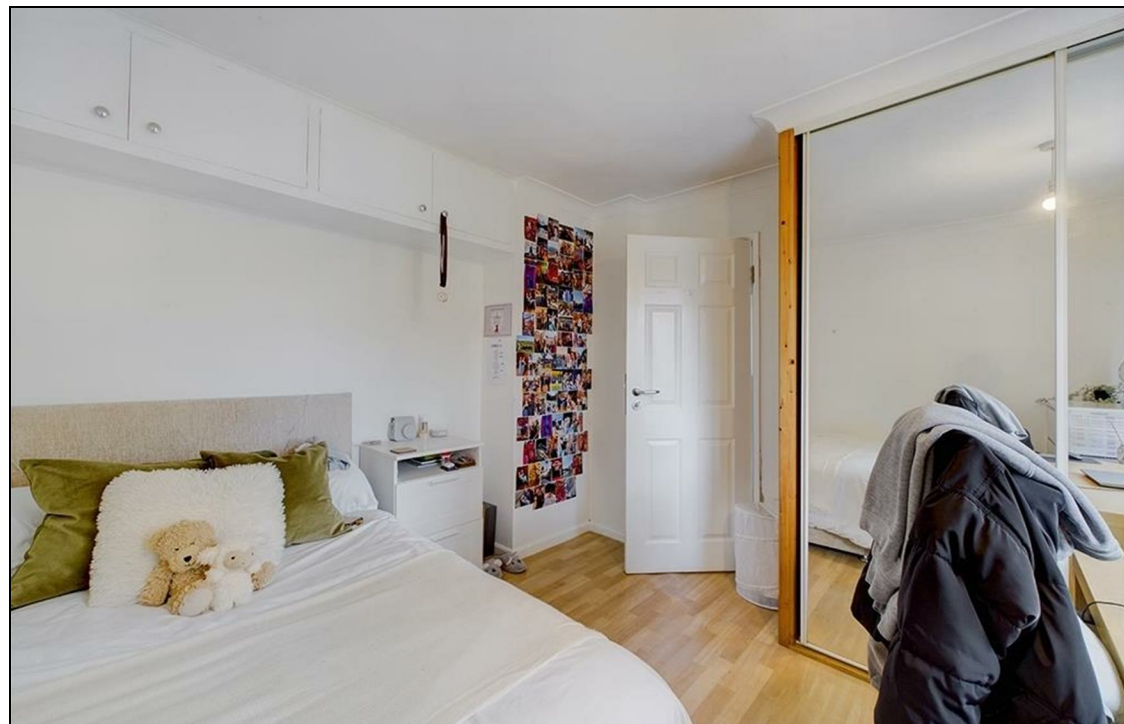
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## KEY FEATURES

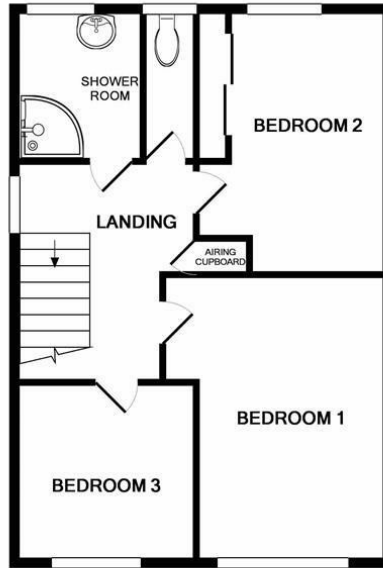
- STUDENT HOUSE / FAMILY HOME
  - OFF ROAD PARKING
    - GARAGE
  - CONSERVATORY
  - FURNISHED
- TWO SHOWER ROOMS
- WALKING DISTANCE TO SOUTHAMPTON UNIVERSITY
  - Ample Storage Space
  - EPC: D
- TENANTS IN SITU UNTIL AUGUST 2025  
PAYING £1550PCM





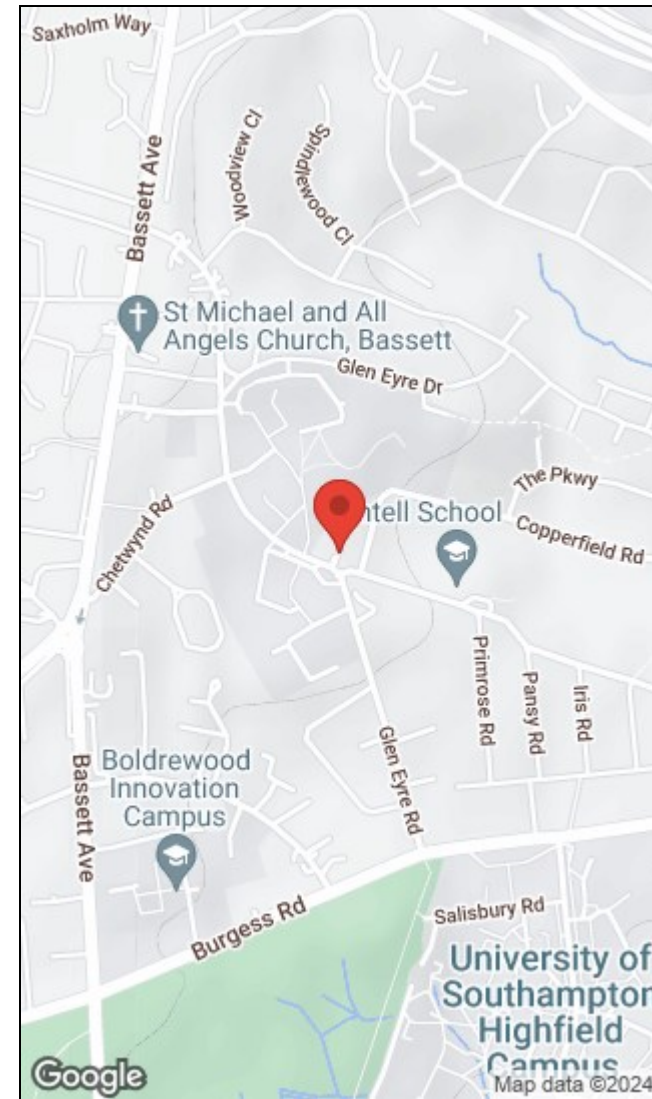


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
55	66
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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