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# Clench Street, Southampton

## Offers In Excess Of £330,000



A superb opportunity to purchase a modern and versatile five-bedroom terraced town house with off road parking and private rear garden. Conveniently located within walking distance to Southampton City Centre and many other local amenities and transport links.

This property is currently used/let as an Airbnb style accommodation. On a long let (AST) it would achieve a rental in circa £1,600 per month, making it a great investment opportunity both on a long let and as Airbnb. Furthermore, being a prime example of City Centre town house living and available to purchase with no forward chain, this property also offers an excellent family home.

The property DOES NOT have C4 planning permission.

Fantastic location with convenient access to central Southampton, its facilities and amenities including shops, restaurants, bars and cinema. The location also benefits from easy access to Ocean Village Marina, West Quay and Oxford Street.

Tenure: Freehold

Council Tax Band: 'C'

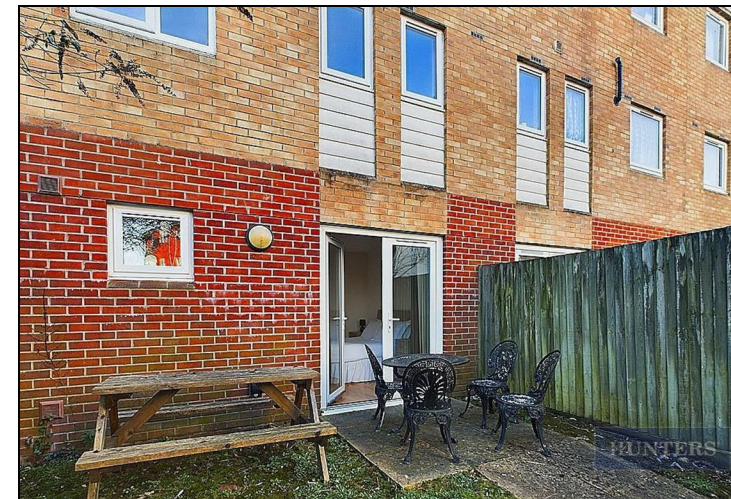
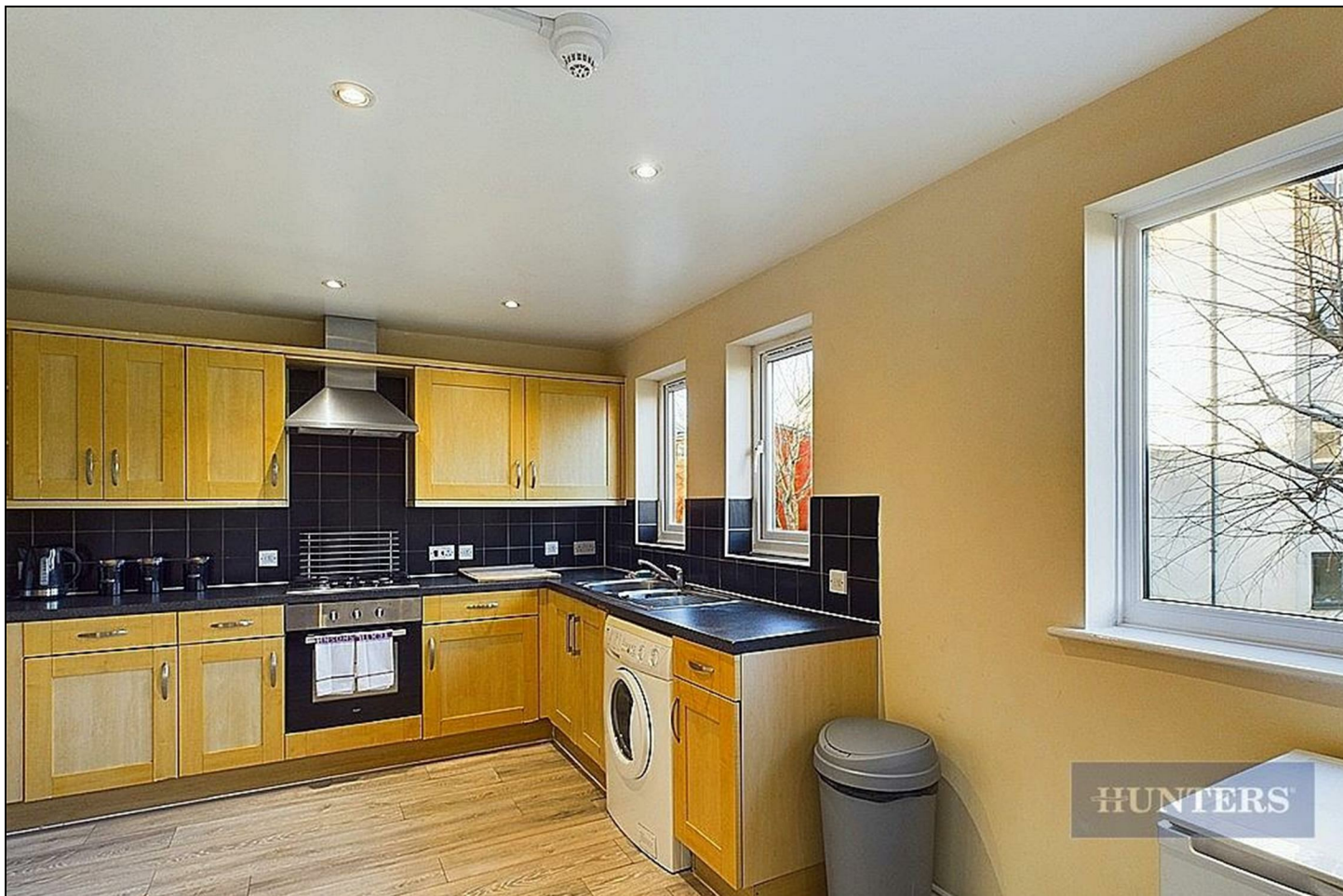
EPC: 'C'

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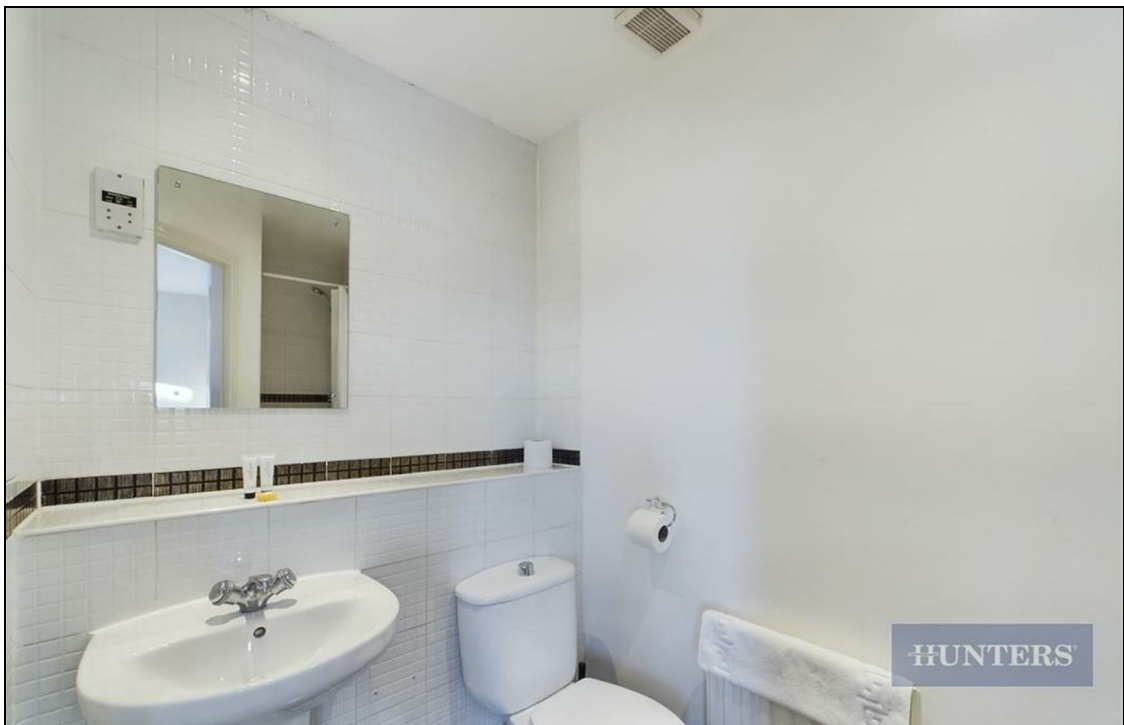
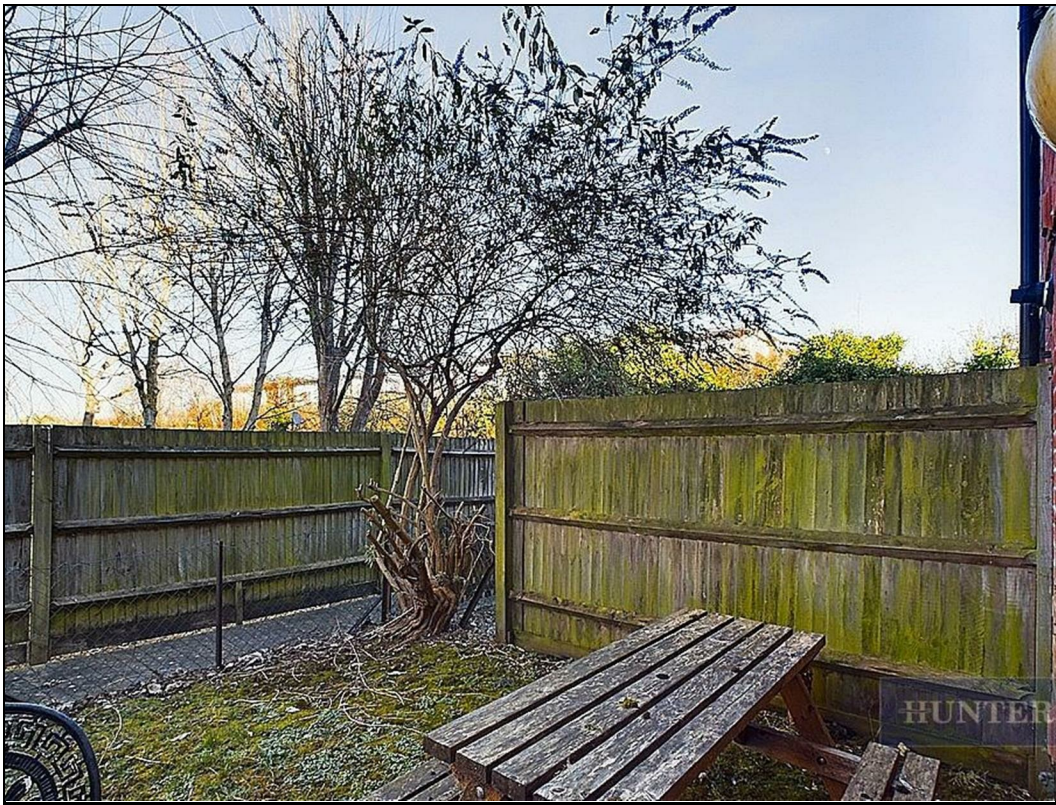


## KEY FEATURES

- Modern City Centre Town House
  - Four/ Five Bedrooms
    - Study / Office
  - Large Reception Room
  - Fully Fitted Kitchen/ Diner
    - Two Bathrooms
    - Guest Cloakroom
    - Juliette Balcony
    - Rear Garden
    - Off Road Parking



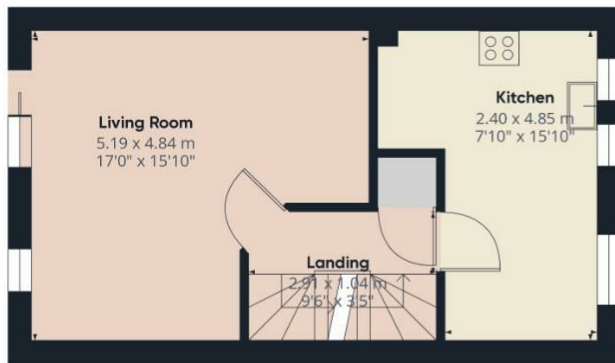




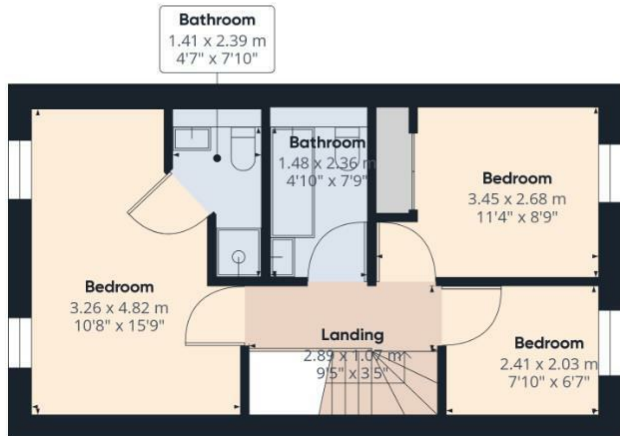




Ground Floor



Floor 1



Floor 2

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Approximate total area<sup>m</sup>  
115.71 m<sup>2</sup>  
1245.49 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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	
	<b>75</b>
	<b>85</b>
EU Directive 2002/91/EC	
England & Wales	

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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