



MAN & VAN
7007 4518
£30 PER HOUR
03 034 788247

P Permit
holders
only
Mon - Sat
8 am - 6 pm

HUNTERS[®]
HERE TO GET *you* THERE



Kenilworth Road, Southampton

Asking Price £290,000

HUNTERS[®]
HERE TO GET *you* THERE

Positioned in the desirable location of the Polygon, is this large semi-detached house, currently tenanted until June 2024 as a four-bedroom HMO at £1,600 pcm.

This four bedroom HMO offers a welcoming entrance hall, a Lounge/diner with French doors to a large private rear garden and a sun-room, a spacious kitchen/diner with all appliances and breakfast bar, fully tiled upstairs bathroom with shower over bath, gas central heating, all windows are double glazed. The property also offers ample storage space.

Southampton is a thriving commercial port with a population in excess of 250,000 and achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space.

Don't miss out on this opportunity. Call the office on 02380987720.

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720
southampton@hunters.com | www.hunters.com

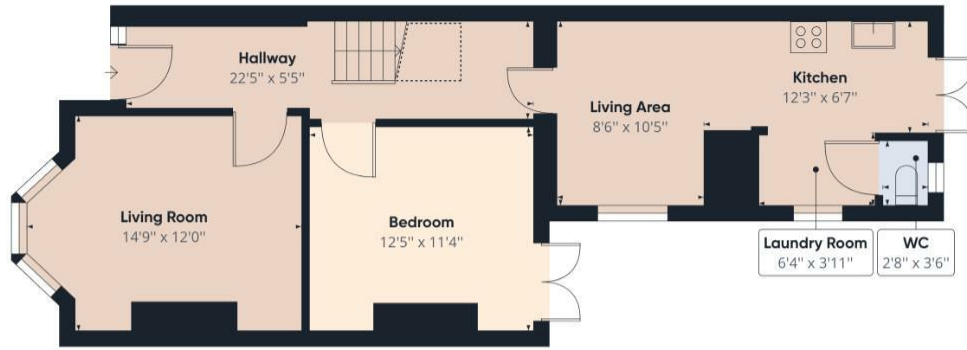


KEY FEATURES

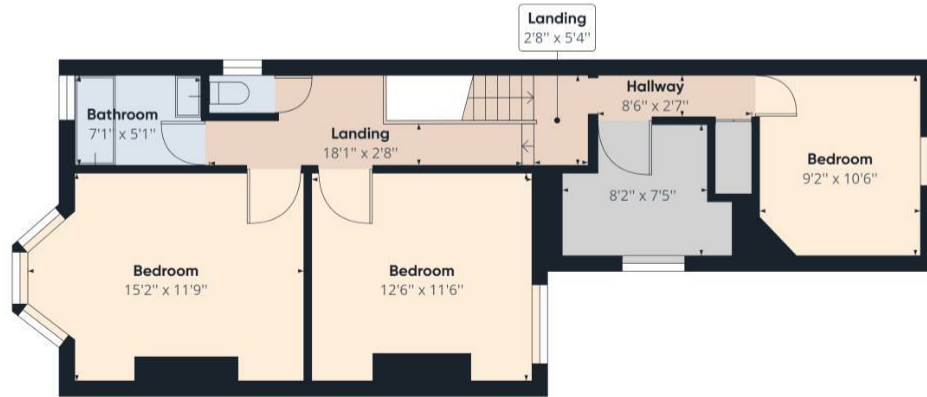
- Four double bedroom HMO
 - Investment
 - Gas central heating
 - Local amenities
 - No forward chain
 - Semi detached
 - Permitted Parking
- Excellent city centre location
 - Large communal area
 - 1600 pcm







Ground Floor



Floor 1

Approximate total area⁽¹⁾
1220.74 ft²

Reduced headroom
14.35 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720
southampton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address: Frenchfield, 23 Solent Avenue, Lymington, Hampshire, SO41 3SD | Registered Number: 6421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.