



HUNTERS[®]

HERE TO GET *you* THERE



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Henstead Road, Southampton

Offers In Excess Of £285,000



Positioned in the desirable location of the Polygon, is this large townhouse house, currently tenanted with periodic tenancies ending by May 2024. As a house share purchase, the house comprises hallway, five double bedrooms, two bathrooms, kitchen and conservatory. The house has been let continuously as a licensed HMO since 2007 and the owner is currently in the process of obtaining the C4 certificate of lawful development. The house is best suited to continued use as a house share.

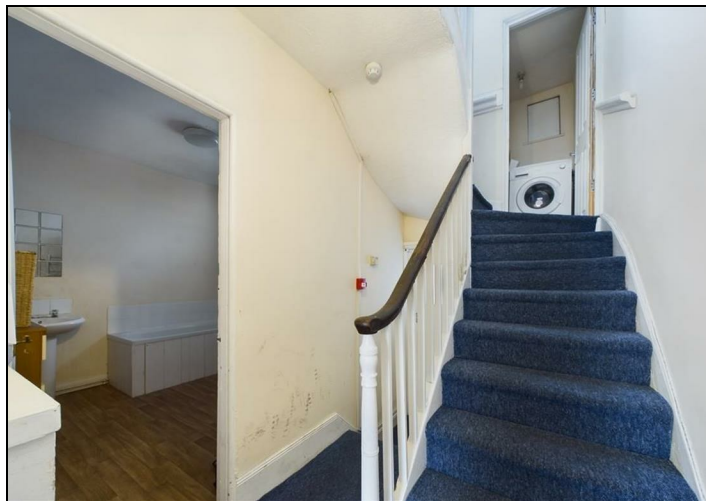
Further benefits include but not limited to scope to improve the property, gas central heating, double glazing and offered with no forward chain.

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KEY FEATURES

- Central Location
- Five Bedrooms
- Permit Parking
- Double Glazing
- Near to Solent University
- Cycling Distance of Southampton University
- Cycling Distance of General Hospital







Floor -1



Ground Floor

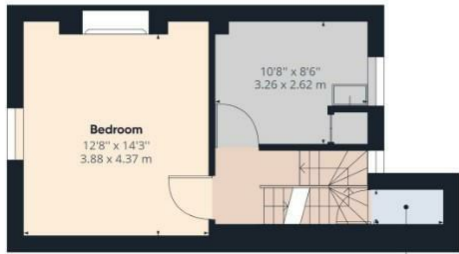
Approximate total area⁽¹⁾

1510.43 ft²
140.32 m²

(1) 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.

GIRAFFE360



Floor 1



Floor 2

Landing
6'8" x 5'6"
2.04 x 1.69 m



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	
	81
EU Directive 2002/91/EC	
England & Wales	

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	
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