



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





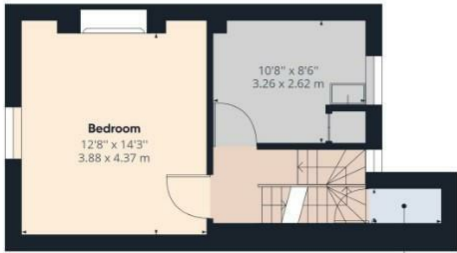


Floor -1



Ground Floor

Approximate total area⁽¹⁾
1510.43 ft²
140.32 m²



Floor 1

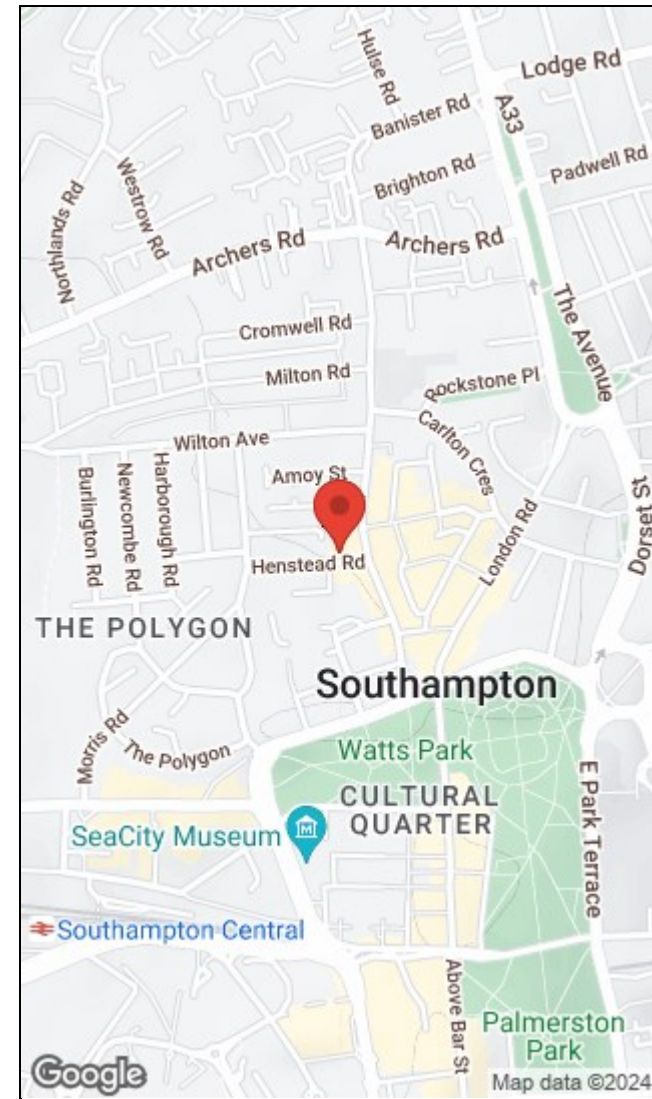


Floor 2

(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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	81
(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
(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	

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